Box 17

BOOK 10079 PG 372

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

/Richard A. Manlove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Manlove (NAME)	GMAC Mortgage Corporation of PA (NAME)	MAP 69-2
4364 Ashland City Highway (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 109
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (CITY) (STATE) (ZIP)	13DA69124

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack O. Nixon and wife, Brenda Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Manlove and wife, Sharon F. Manlove

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Enchanted Hills, Section 13B, of record in Plat Book 6900, page 681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack O. Nixon and wife, Brenda Nixon by deed from Enchanted Hills, Inc. of record in Book 9967, page 411, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7641, page 62, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4364 Ashland City Highway, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of June 19 96

Jack O. Nixon

Jack O. Nixon

Brenda Nixon

Brenda Nixon

BOOK 10079 PG 373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack O. Nixon and wife, Brenda Nixon

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 19 96.

Commission expires 11/22/97

Laura A. Bailey
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

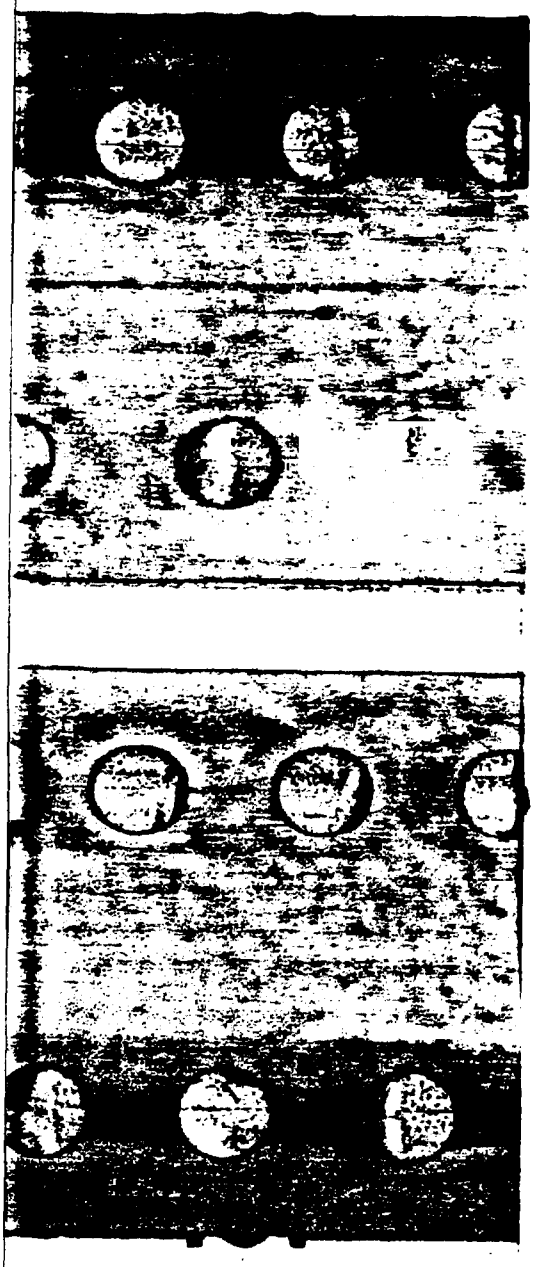
My commission expires _____

_____
Notary Public

0190377
IDENTIF. & REFERENCE

96 JUN -7 PM 12:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3900 06/07 0101 03CHECK 475.20



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10079 PG 374

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				126000.00
			CON TX	466.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	475.20
			CHECK	475.20

06/07/96 01 13:05 0001 0900

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

01903777
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 12:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1048751