BOOK 10187 PG 101

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $379,000.00 **AFFIANT** Subscribed and sworn to before me, this 9th day of September, 1996. Notary Public My Commission Expires: 4/27/99

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Carl Hasty 3710 Westbrook Ave. Nashville, TN 37205	SAME	104-5-209 104-5-210

WARRANTY DEED 7005 09/11 0101 03CHECK 1411.30

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE V. MANN, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CARL HASTY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 484, 485 and 486, on the Plan of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for said County.

Said Lot Nos. 484, 485 and 486, front together 180 feet on the northerly side of Westbrook Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to George V. Mann and wife, Jean C. Mann, by deed from Ann T. Nixon and John Trice Nixon, of record in Book 4755, page 101, Register's Office for Davidson County, Tennessee, and further conveyed to George V. Mann by quitclain deed from Jean C. Mann of record in Book 8129, page 972, Register's Office for said County.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantos from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 31, Register's Office for said County.

This is improved property known as 3710 Westbrook Ave. Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and he covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 hands this 9th day of September, 1996.

George V. Mann M.D

George V. Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. MANN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 1996.

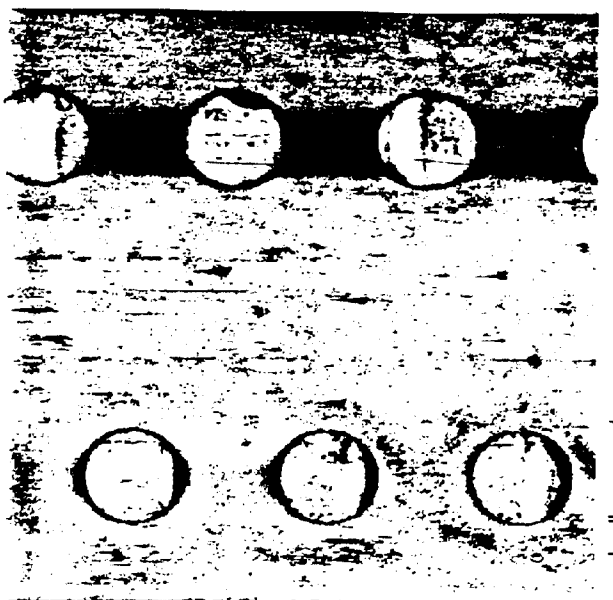
Notary Public

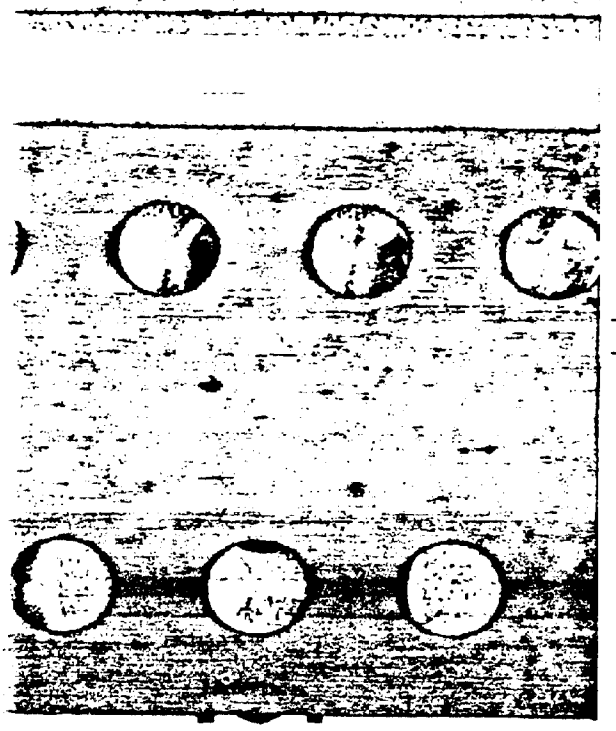
My Commission Expires: 11/27/99

02223874
IDENTIFICATION REFERENCE

96 SEP 11 AM 9:00
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10187 PG 103

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 379000.00
CON TX 1402.30
PRFEE 1.00
WDEED 8.00
TOTAL 1411.30
CHECK 1411.30

09/11/96 01 09:06 0001 7005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223874
IDENTIF. # REFERENCE

96 SEP 11 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029473