0226368

IDENTIF. & REFERENCE

BOOK 10194 PG 237

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

96 SEP 17 PM 4:00 *File Box 24*

FELIX Z. MASON JR. REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Roy C. Forkum and Deana D. Vantrease
803 Bellwood Drive
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-15
PARCEL 446
20W-24180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, V. Renee Manes, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Roy C. Forkum and Deana D. Vantrease, both unmarried, as joint tenants with right of survivorship, 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:

BEING the south one-half of Lot No. 39, on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to V. Renee Manes, by deed from Secretary of the Housing and Urban Development of record in Book 9252, Page 45, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1223 Stainback Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy C. Forkum and Deana D. Vantrease, both unmarried, their heirs and assigns, forever; and I, V. Renee Manes, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of September, 1996.

V. Renee Manes

V. Renee Manes

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named V. Renee Manes, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of September, 1996.

Gene M. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 31,000.00.

AFFIANT

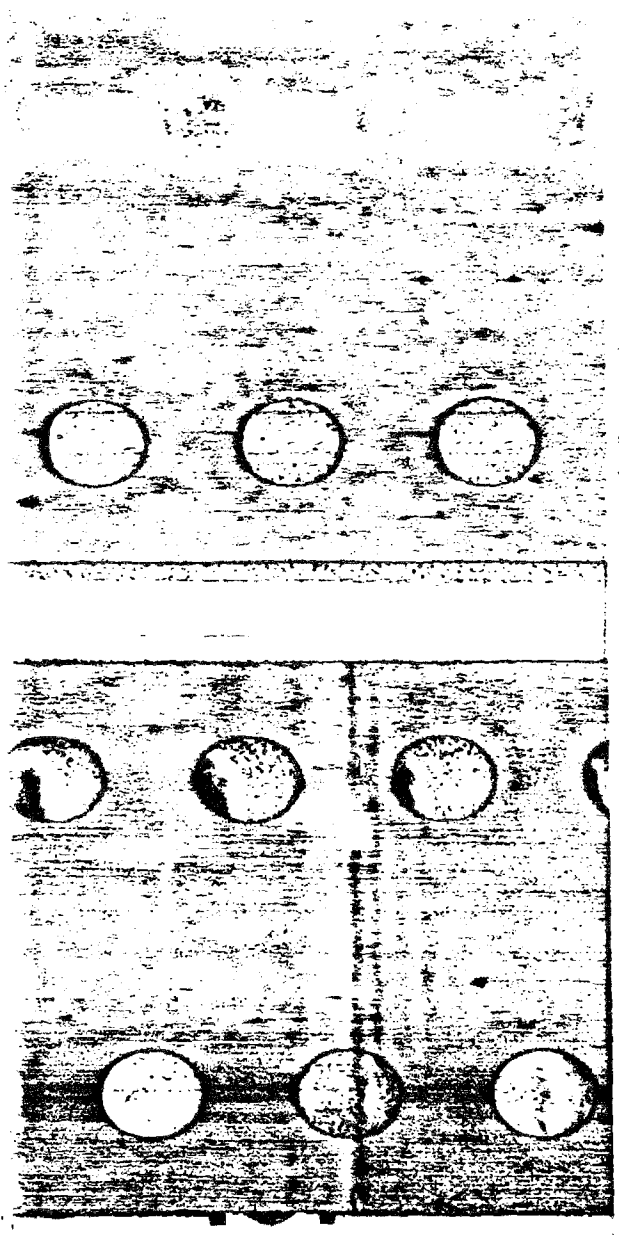
Subscribed and sworn to before me this 12th day of September, 1996.

Gene M. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

9671 09/17 0101 03CHECK 123.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	31000.00
			CON TX	114.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	123.70
			CHECK	123.70
09/17/96	01		16:02 0001	9671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226368
IDENTIF. ↑ REFERENCE

96 SEP 17 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032107