To: Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10203 PG 145

WARRANTY DEED

Name and Address of New Owner:
Bobby R. Mannery
Marlene Mannery
2703 Crystal Spring Lane
Hermitage. TN 37076

Send Tax Bills To:
New Owner

Street Address of Subject Property:	Map-Parcel No:
Dunedin Cove Old Hickory, Tn 37138	64-3-A-98

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BOBBY R. MANNERY AND WIFE, MARLENE MANNERY** hereinafter called "GRANTEE" their heirs and assigns, a certain tract or pracel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 127, Phase Eleven, Section Two Brandywine Pointe, as of record in Book 9700, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

14206

1. Declaration of Covenants, Conditions and Restrictions of record in Book 10194, page 767, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Eleven, Section Two, Brandywine Pointe, as of record in Book 9700 page 241, Register's Office for Davidson County, Tennessee.

3. 1996 taxes, a lien but not yet due and payable.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it 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 GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 its hand this 24th day of September 1996, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner, II
G. Keeling Turner, II
President

0229286
IDENTIF. ↑ REFERENCE

96 SEP 26 AM 8:58
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of September, 1996.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $58,000.00.

Affiant

Subscribed and sworn to before me, this the 24 day of September, 1996.

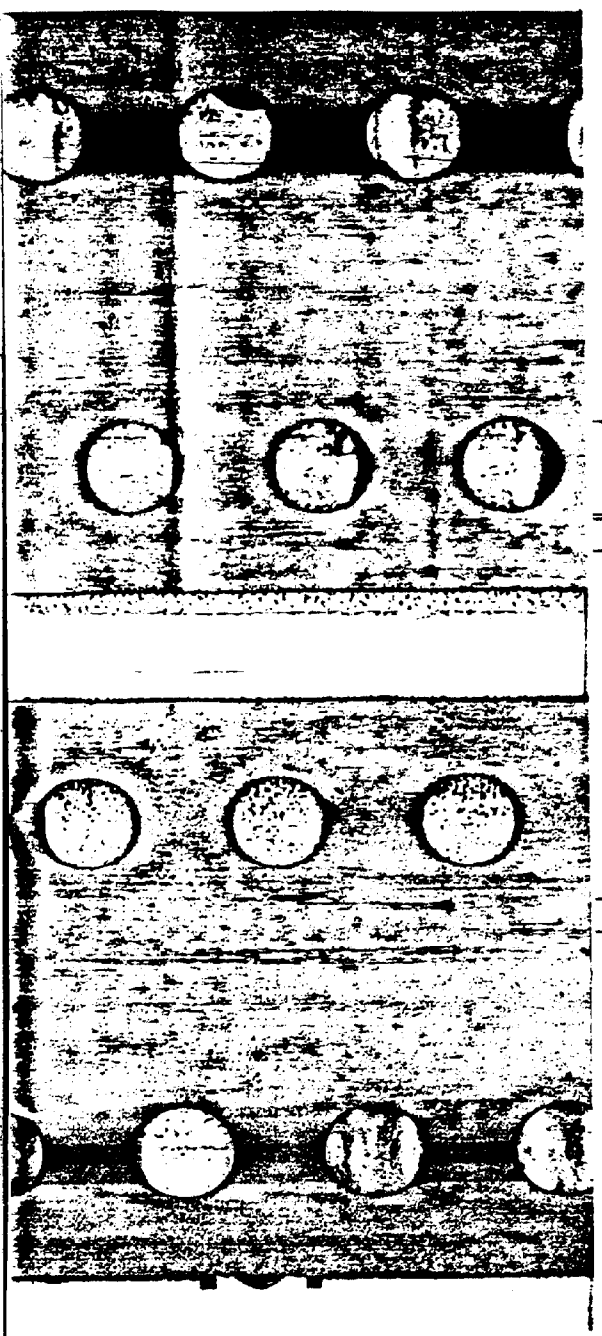
NOTARY PUBLIC

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

2789 09/26 0101 03CHECK 227.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10203 PG 148

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	58000.00
			CON TX	214.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	227.60
			CHECK	227.60
09/26/96	01		08:59 0001	2789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02229286
IDENTIF. ↑ REFERENCE

96 SEP 26 AM 8:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035187