BK/ 10258 PG 792

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Carson L. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES 12/12/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066
mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carson L. Manning (NAME)	Southeastern Mortgage of TN, Inc. (NAME)	032-00-0-115.00
1412 Campbell Road (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Ste. 250 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Bobby R. Cannon and wife, Shirley G. Cannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carson L. Manning, and wife, Kimberly D. Manning

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

TRACT NO. 1:
LAND in Davidson County, Tennessee, being Lot No. Lot 2 , on the plan of Resubdivision of Part of the Rist Subdivision, as shown on plat of record in Plat Book 5190, Page 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bobby R. Cannon and wife, Shirley G. Cannon by Deed of Record in Book 5378, page 698, Register's Office for Davidson County, Tennessee.
(Continued)

Subject to any and all plats, easements, restrictions, and other matters of record.

0246389
IDENTIF. & REFERENCE
96 NOV 14 AM 9:04
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1100 11/14 0101 03CHECK 530.63

This is unimproved (XX) property, known as 1412 Campbell Road Goodlettsville, TN 37072
(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. Whenever 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 31st day of October, 19 96

Bobby R. Cannon Shirley G. Cannon

Bobby R Cannon Shirley G. Cannon

STATE OF TENNESSEE
COUNTY OF Sumner }

BOOK 10258 PG 793

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named the undersigned Bobby R. Cannon and wife, Shirley G. Cannon

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 Gallatin, Tennessee, this 31st day of October, 19 96.

Commission expires 1-4-2000

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

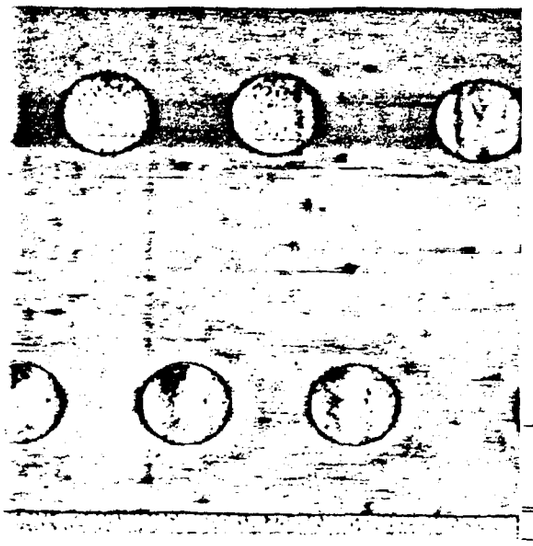
Furnished by:

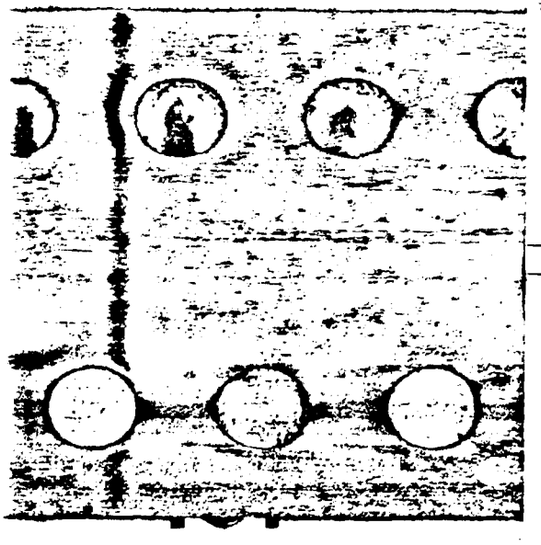
Enter legal description (continued)

TRACT NO. 2:
LAND in Davidson County, Tennessee, described as follows:
Beginning at an iron pin same being the N.W. corner of the Dale Kimbrough property and the N. corner of the Cannon property thence, with Kimbrough's north line N. 76 deg. 30 min. E. 56.00 feet to an iron pin and a corner fence post thence; generally with an old fence line S. 2 deg 49 min. E. 283.32 feet to an iron pin 1 foot North of a chain link fence S. 85 deg. 00 min. W 47.00 feet to an iron pin near the corner post of a chain link fence thence; S. 49 deg. 45 mi W. 7.0 feet to an iron pin (same being an original corner between Kimbrough and Cannon) thenc with original line N. 3 deg. 20 min. E. 279.00 feet to an iron pin the point of beginning containing 0.35 acres more or less.

The Seller retains the right of easement across the property for the purpose of maintaining t septic tank overflow lines.

BEING the same property conveyed to Bobby Cannon and wife, Shirley Cannon, by Deed of Record Book 5818, page 384, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 795

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 12.00
TOTAL 530.63
CHECK 530.63

11/14/96 01 09:08 0001 1100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246389
IDENTIF. # REFERENCE

96 NOV 14 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087988