BOOK 10272 PG 652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: June 14, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys, 320 West Main Street, Suite 105, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Ray Talley (NAME)	Guaranty Trust Company (NAME)	150-7
3356 Oak Trees Court (ADDRESS)	726 South Church Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	447

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, Susan Hyman Manier and husband Jerry Lee Manier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Ray Talley

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. 44B on the Plan of Zone Lot Division Lot No. 44 Lakeshore Woods Section 3, as of record in Plat Book 5200, page 621, Revised in Plat Book 6250, page 102, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Susan Hyman, unmarried by deed of record in Deed Book 9703, page 658 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 6063, page 351, Book 6112, page 546, made applicable in Book 6230, page 385, and in Plat Book 6250, page 102; all matters appearing on the Plan of record in Plat Book 5200, page 621, revised in Plat Book 6250, page 102, said Register's Office.

*I, Jerry Lee Manier, spouse of Susan Hyman (now Manier) do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.

unimproved ( )
This is improved (X) property, known as 3356 Oak Trees Court, Antioch, TN 37013
(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 my hand this 18th day of November, 19 96

Susan Hyman Manier

Jerry Lee Manier

BOOK 10272 PG 653

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Hyman Manier and husband Jerry Lee Manier

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 instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, _____, Tennessee, this 18th day of November 1996.

Commission expires June 14, 1999

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 _____

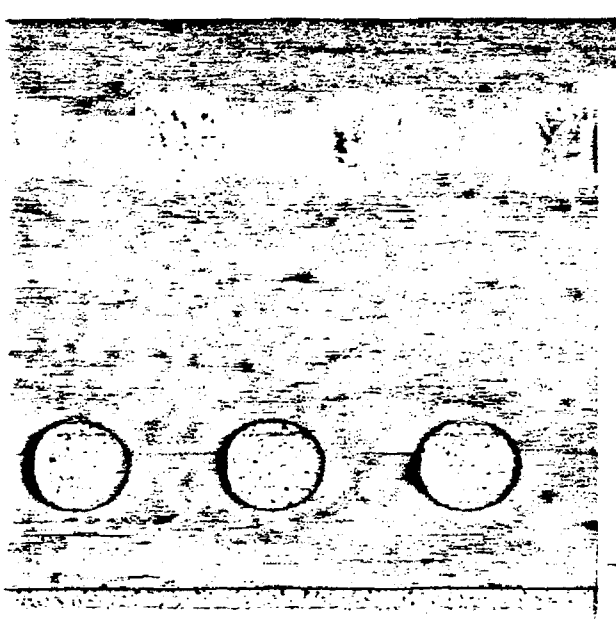
_____
Notary Public

0250568
IDENTIF. ↑ REFERENCE

96 NOV 27 AM 8:43

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9767 11/27 0101 03CHECK 166.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10272 PG 654

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

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

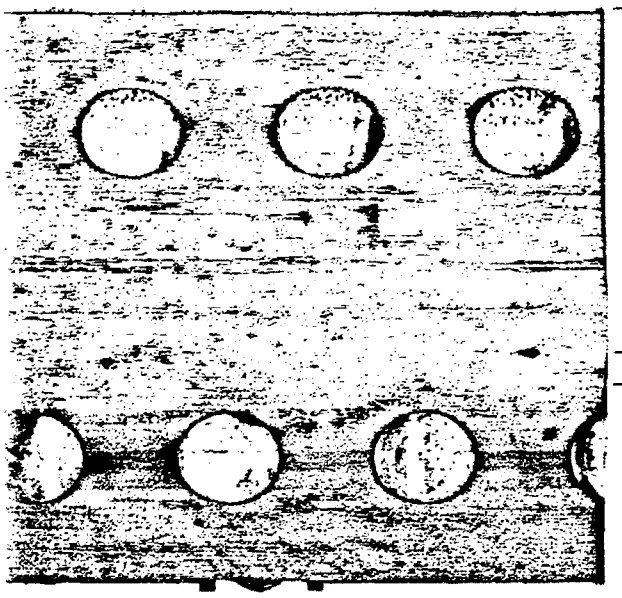
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

11/27/96 01 08:46 0001 9767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0250568
IDENTIF. # REFERENCE

96 NOV 27 AM 8:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092451