47

BOOK 10319 PG 865

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: 2-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Paul Maloney	COLLATERAL MORTGAGE, LTD.	MAP 72-4
(NAME)	(NAME)	
2711 Bobby Avenue	1900 Crestwood Boulevard	PARCEL 341
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, Alabama 35283-0180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Roy L. Manning and wife, Rachel B. Manning, as Trustees, and individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Paul Maloney and wife, Joanne Maloney

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 situate in Nashville, Davidson County, Tennessee, to-wit:

Being Lot No. 21 on the Map of Happy Valley Subdivision, Section "B", not of record, and described as follows:

BEGINNING at a point in the north margin of Bobby Avenue at the corner of Lots Nos. 20 and 21; thence with the line between said lots northerly 140 feet to a point; a corner of Lot No. 2; thence with the line between Lots 2 and 21, easterly 75 feet to the corner of Lots 3 and 22; thence with the line between Lots 22 and 21; southerly 140 feet to the north margin of Bobby Avenue; thence with the margin of same, westerly 75 feet to the beginning.

BEING the same property conveyed to Roy L. Manning, and wife, Rachel B. Manning, by deed from Harvey H. Lafollette, and wife, Ruth Bertram Lafollette, of record in Book 1910, Page 211, Register's Office for Sumner County, Tennessee. The said Roy L. Manning, and wife, Rachel B. Manning, having quitclaimed said property to Roy L. Manning, and wife, Rachel B. Manning, Trustees U/A/D January 4, 1996, which deed is of record in Book 9912, Page 237, Register's Office for Davidson County, Tennessee.

4844 01/15 0101 03CHECK 260.60

unimproved ( )
This is improved (X) property, known as 2711 Bobby Avenue, Nashville, TN 37216
(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 our hand S this 10th day of January, 19 97

Roy L. Manning

Roy L. Manning, Trustee

Rachel B. Manning

Rachel B. Manning, Trustee

BOOK 10319 PG 866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Manning and wife, Rachel B. Manning, Individually, and Roy L. Manning, Trustee, and Rachel B. Manning, Trustee

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 Goodlettsville, Tennessee, this 10th day of January, 19 97.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
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 _____.

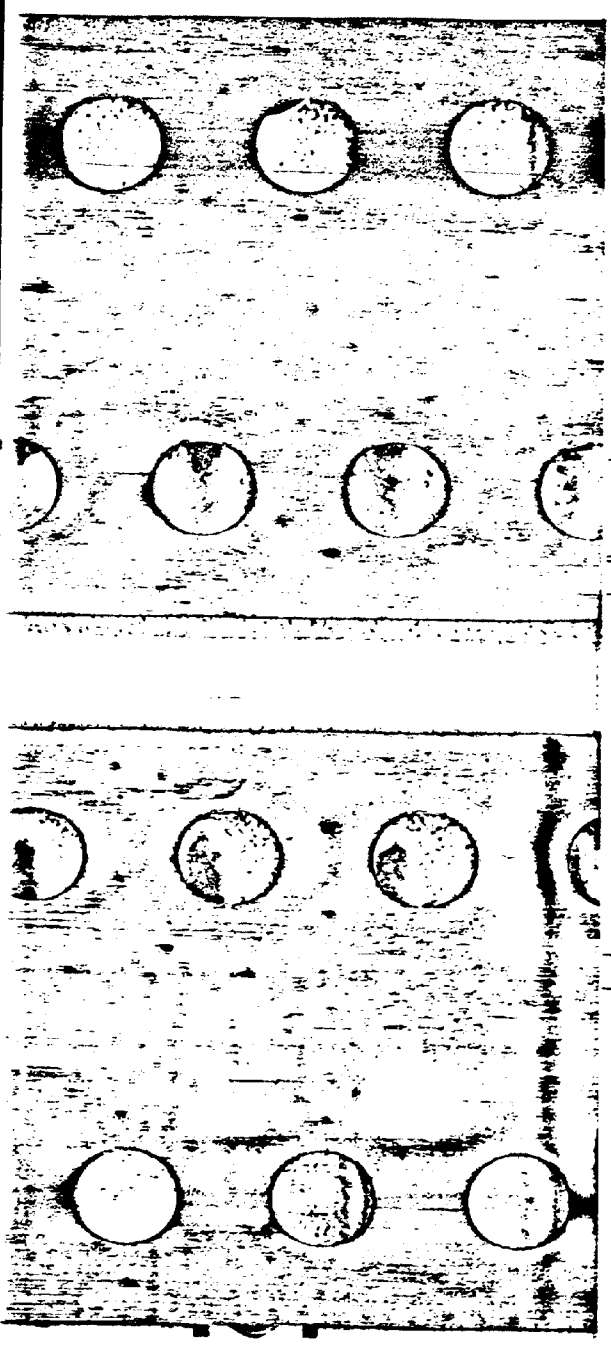
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

02641 97
IDENTIF. & REFERENCE

97 JAN 15 AM 9:41
ELLA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10319 PG 867

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

01/15/97 01 09:43 0001 4844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02641 97
IDENTIF. ↑ REFERENCE

97 JAN 15 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107350