BOOK 10637 PG 972

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 10/26/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Gower (NAME)	New Owner (NAME)	Map 83-3
700 Cedar Crest Drive (ADDRESS)	(ADDRESS)	Parcel 159
Nashville, TN 37209 (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, Jimmy C. Manier and wife, Carolyn Manier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Gower and Joe Barnes

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:

Beginning at the southeast corner of the property conveyed by Houston-McCord Realty Company to City Ice Delivery Company, by deed dated August 15, 1960; thence southeast along the northeast line of Greenwood Avenue 257 feet, more or less, to a point, which is 56.5 feet southwest of the center line of the north bound main track of Louisville and Nashville Railroad Company's Radnor Cut-Off if measured on a line radial to the curve thereof; thence in a northwesterly direction along a line southwest of, parallel with and 56.5 feet distant from said center line, the said line being Louisville and Nashville Railroad Company's southwesterly right of way line, 280 feet, more or less, to a point which is 100 feet east of the easterly line of Porter Road, if measured on a line at right angles therewith; thence in a southerly direction along a line parallel with a 100 feet distant eastwardly from the said line of Porter Road, 105 feet, more or less, to the point of beginning, containing 13,500 square feet, more or less.

Being the same property conveyed to Jimmy C. Manier, et ux, Carolyn Manier by deed from O. O. Manners of record in Book 6215, page 931, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 2103 & 2105 Greenwood Avenue, Nashville, Tennessee 37206
(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 3rd day of October 19 97

Jimmy C. Manier
Jimmy C. Manier

Carolyn Manier
Carolyn Manier

BOOK 10637 PG 973

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 Jimmy C. Manier and wife, Carolyn Manier

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 Nashville, Tennessee, this 3rd day of October, 19 97.

Commission expires 9/18/99

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

0356615

IDENTIFICATION REFERENCE

97 OCT -7 AM 10:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7299 10/07 0101 03CHECK 138.50

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

RECEIVED OF _____

FOR _____ BOOK 10637 PG 974

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

10/07/97 01 10:14 0001 7299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0356615
IDENTIF. & REFERENCE

97 OCT -7 AM 10: 15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1206635