BOOK 10673 PG 162

401A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 317,000.00

Donna L. Mantoan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF November 19 97

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Catherine C. Hershey
Notary Public

MY COMMISSION EXPIRES: 1/30/2001
(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
George J. Mantoan (NAME)	New Owner (NAME)	MAP 119-9
P. O. Box 111749 (ADDRESS)	(ADDRESS)	PARCEL 153
Nashville, Tennessee 37222-1749 (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, Bobby J. Stanley and wife, Nancy R. Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George J. Mantoan and wife, Donna L. Mantoan

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:

SEE ATTACHED EXHIBIT A

0366661
IDENTIFICATION REFERENCE

97 NOV -5 PM 1:45
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

8206 11/05 0101 03CHECK 1185.90

unimproved ( )
This is improved (X) property, known as 2805 Foster Avenue, Nashville, Tennessee 37210
(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 4th day of November 19 97

Bobby J. Stanley

Nancy R. Stanley

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 Bobby J. Stanley and wife, Nancy R. Stanley

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 4th day of November 1997.

Commission expires 1/30/2001

Notary Public

CATHERINE HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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

EXHIBIT A

BEING land in Davidson County, Tennessee, described as follows: Being parts of Lot Nos. 11 and 12 on the Map of Parkway Subdivision, as of record in Book 974, page 62, Register's Office for said County, being Lot No. 9 on the Revised Map of Lots 4 to 12, inclusive, of Parkway Subdivision, not of record, in a survey made by Russell Dixon and J. Bruff Wilson, Surveyors, May 23, 1950, and described according to a survey by John Kohl and Company dated November 10, 1975, as follows:

Beginning at a point on the westerly side of Foster Avenue, said point being 111.0 feet south of the southeast corner of the Resubdivision of Part of Tract No. 3 of the Patterson Tract as of record in Book 4595, page 176, said Register's Office; thence leaving said margin westwardly 190.5 feet; thence northwardly 16.1 feet; thence northeastwardly 167 feet; thence eastwardly 25 feet to a point in the westerly side of Foster Avenue; thence with said Avenue southwardly 98 feet to the beginning.

Together with an easement for overhang encroachment, building encroachment, parking, ingress and egress over, across and to the following described property:

Land in Davidson County, Tennessee, described according to a survey by John Kohl dated November 10, 1975, as follows:

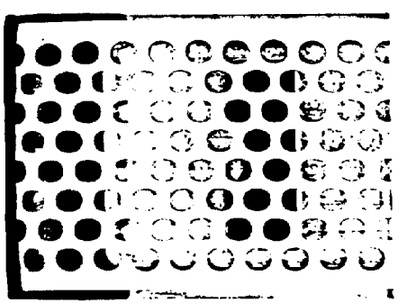
Beginning at a point in the westerly margin of Foster Avenue, said point being 396.7 feet, more or less, from the southwest corner of Foster Avenue and Carter Street; said point also being 195.02 feet south of the northeast corner of the property conveyed to Bobby J. Stanley and wife, Nancy R. Stanley by deed form Phillip Saindon, Trustee, of record in Book 4689, page 191, said Register's Office; thence South 63 deg. 10 min. West 195.0 feet to a point; thence North 43 deg. 55 min. West 45.0 feet to a point; thence North 61 deg. 15 min. East 212.0 feet, more or less, to a point in the westerly margin of Foster Avenue, thence with said westerly margin of Foster Avenue 45.02 feet to the point of beginning.

Being the same property conveyed to Bobby J. Stanley and wife, Nancy R. Stanley by quitclaim deed from Carson C. Driver and wife, Doris B. Driver, of record in Book 4964, page 956, corrected and rerecorded in Book 10154, page 50, Register's Office for said County.

As to the easement rights granted herein the servient tenement is other property of the Grantors adjoining the northerly line of the property conveyed. This is an appurtenant easement which shall run with the dominant tenement and authorizes: (i) the approximate 6.8 foot encroachment of the northwesterly corner of the building and the building overhang, together with the right to reasonable access for the purpose of maintenance and repair thereof, and with the right to replace the encroachment in the event of destruction or removal of the existing structure; (ii) the right to enter upon and cross the servient tenement by pedestrian and vehicular traffic for access to the rear portion of the property sold; and (iii) the right to such encroachment as shall be reasonable and necessary for the continued use of the three parking spaces which lie directly to the rear of the northwesterly rear wall of the building.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10673 PG 165

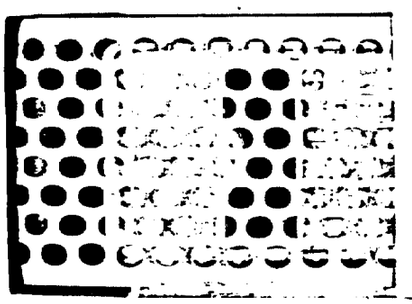
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 317000.00
CON TX 1172.90
PRFEE 1.00
WDEED 12.00
TOTAL 1185.90
CHECK 1185.90

11/05/97 01 13:55 0001 8206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0366661
IDENTIF. & REFERENCE

97 NOV -5 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217408