Mail

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10787 PG 194

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Charles O. Mann 200 River Hills Drive Nashville, TN 37210	same	131-02-0-113.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mildred Mann,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Charles O. Mann**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10, Block I, on the Map of Overton Hills, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 100 feet on the north side of Galbraith Drive and runs back 274 feet on the east line and 273.5 feet on the west line to a dead line in the rear, measuring 100 feet thereon.
>
> Being the same property conveyed to Mildred H. Mann by Quitclaim Deed from Joe A. Mann and wife, Mildred H. Mann of record in Book 9761, page 573, and also being the same property conveyed to Joe A. Mann and wife, Mildred H. Mann by deed from I. W. Wallace and wife, Nelle Elizabeth Wallace of record in Book 2921, page 447, Register's Office for Davidson County, Tennessee.

1161 02/09 0101 03CHECK 693.50

Subject to the following restrictions and conditions:

1. 1998 taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 843, page 66, Register's Office for Davidson County, Tennessee.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Subject to notes on the Plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
98 FEB -9 AM 10:41

IDENTIFICATION REFERENCE
039863

6585.9700/ML
mann.wd

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 2028 Galbraith Drive, Nashville, TN 37215.

WITNESS MY HAND THIS 4TH DAY OF FEBRUARY, 1998 IN FRANKLIN, TENNESSEE.

Mildred H. Mann
MILDRED H. MANN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Mildred Mann,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of February, 1998 in Franklin, TN.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 4th day of February, 1998, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10787 PG 196

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	
	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	8.00
TOTAL	693.50
CHECK	693.50

02/09/98 01 10:42 0001 1161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0398631
IDENTIF. ↖ REFERENCE

98 FEB -9 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251704