BOOK 11086 PAGE 600

4/1 HR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2600
NASHVILLE, TENNESSEE 37219

The actual consideration for this transfer or value of property (whichever is greater) is $80,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Clay W Manley
Affiant

Sworn to and subscribed before me this 28th day of August, 1998.

Notary Public
My Commission Expires: 3/24/01

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE RODERICK J. NAVIN

ADDRESS NEW OWNER:
Clay W. Manley
215 Jamestown Park Road Ste 102
Brentwood, TN 37027

SEND TAX BILL TO:
SAME

Map: 83-6
Parcel: 243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert P. Holt and wife, Mary Faye Holt, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Clay W. Manley, unmarried hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 1715 Eastland Avenue.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including without limitation:

1. Taxes for 1998, a lien not yet due and payable; and
2. Plan of record in Plat Book 332, page 17, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 28th day of August, 1998.

GRANTOR:

Robert P. Holt

Mary Faye Holt

0480933
IDENTIF. ↑ REFERENCE

98 AUG 28 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

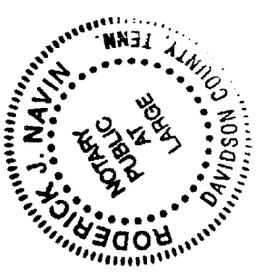
STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert P. Holt and Mary Faye Holt, the within named bargainors, 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, at office, this 28th day of August, 1998.

Notary Public

My Commission Expires: 3/24/01



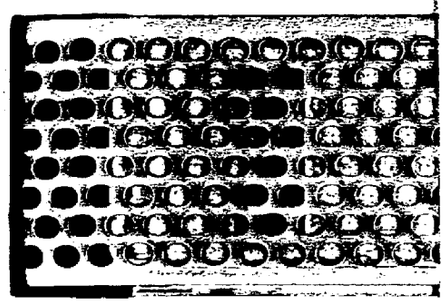
3383 08/28 0101 03CHECK 311.00

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 17, Register's Office for said County.

Said Lot No. 7, a corner lot, fronts 55 feet on the northerly margin of Eastland Avenue and extends back between parallel lines along the westerly margin of Setliff Place, 175.0 feet to a 15 foot alley.

Being the same property conveyed to Robert P. Holt and wife, Mary Faye Holt by deed from Noel F. Bean and wife, Linda G. Bean of record in Book 5458, page 622, Register's Office for said County.



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

RECEIVED OF _____

FOR _____

BOOK 11086 PAGE 603

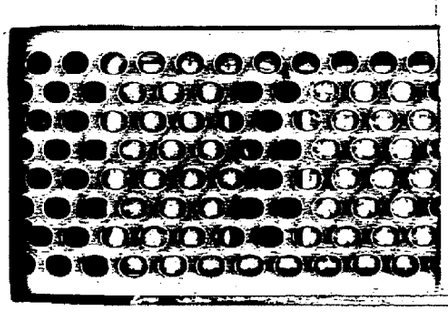
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 311.00
CHECK 311.00

08/28/98 01 13:00 0001 3383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0480933
IDENTIF. ↑ REFERENCE

98 AUG 28 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338855