This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072

Name and Address of New Owner
Marvin C. & Vicki C. Manson
154 Spring Valley Road
Nashville, TN 37214

Send Tax Bills to:

SAME

MAP: 84
PARCEL: 16-157

WARRANTY DEED BOOK 11388 PG. 8

THIS INDENTURE, made this 15th day of March, 1999 , between

RICHARD T. CORAZZA,

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

MARVIN C. MANSON AND WIFE, VICKI C. MANSON,

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 7 on the Map of Donelson Heights Subdivision, not of record, described according to a blue print of said map made July 9, 1929, by Erle Drake as follows:

Said Lot No. 7 fronts 100.0 feet on the Westerly side of a 30-foot Avenue (now known as Shady Grove Road) and runs back between parallel lines 200.0 feet to H. C. Criswell's east line.

Being the same property conveyed to Richard T. Corazza, by deed of record in Book 11052, page 139, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except 1999 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The undersigned, LILLIAN G. CORAZZA, wife of Richard T. Corazza, joins in this instrument for the purpose of conveying to Grantees all of her right, title, claim and

interest in and to the above described property, including but not limited to, her homestead, dower and any and all other marital rights.

BOOK 11388 PG. 9

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Richard T. Corazza
RICHARD T. CORAZZA

Lillian G. Corazza
LILLIAN G. CORAZZA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard T. Corazza and wife, Lillian G. Corazza, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of March, 1999.

Lee E Napp
Notary Public

My Commission Expires: 10/14/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $77,500.00.

Sworn to and subscribed before me, this 15th day of March, 1999.

Lee E Napp
Notary Public

My Commission Expires: 10/14/2001

Affiant

MAIL ENV.

056224

IDENTIF. ➔ REFERENCE

99 MAR 17 AM 10:26

WILLIAM R. MCKNIGHT REGISTER
DAVIDSON COUNTY, TN.

6769 03/17 0101 03CHECK 297.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11388 PG. 10

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0562241
IDENTIF. ↑ REFERENCE

99 MAR 17 AM 10:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	77500.00		
CON TX	286.75		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	297.75		
CHECK	297.75		

03/17/99 01 10:25 0001 9799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438920