WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37778)

**TAX BILLS FOR PARCEL #135 SHOULD GO TO OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 99

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES 9/28/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Daniel W. Manzano	CTX Mortgage Company	168-131 (TRACT 1)
(NAME)	(NAME)	
8893 Hester Beasley Road	P.O. Box 19000	9D-52960
(ADDRESS)	(ADDRESS)	168-135 (TRACT 2)
Nashville, TN 37221	Dallas, Texas 75219-9000	9D-52967
(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, Estate of Ellen M. Pressley BY ITS HEIRS AT LAW AND BENEFICIARIES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel W. Manzano, a single person

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:

TRACT 1: Land in the 9th Civil District of Davidson County, Tennessee, described according to survey of John B. Kohl, III, Registered Land Surveyor, dated December 29, 1972, Job No. W2-983, as follows:

Beginning in the westerly margin of Hester Beasley Road at a point 524 feet southerly from the northeast corner of the Colebrooke Tract; thence with the margin, South 34 deg. 30' West 204 feet to an iron pin; thence North 55 deg. 30' West 400 feet to an iron pin; thence North 34 deg. 30' East 204 feet to an iron pin; thence South 55 deg. 30' East 400 feet to the beginning, containing 1.88 acres, more or less.

BEING the same property conveyed to Golden D. Pressley and wife, Ellen M. Pressley by deed from Johnny Euther Howell and wife, Louise Carter Howell of record in Book 4671, Page 231, Register's Office for Davidson County, Tennessee.

Golden D. Pressley has died. Ellen Marie Pressley has since died. In her Will, probated in Case No. 98P797, Probate Court of Davidson County, Executor is not authorized to sell property. Property was left to her four children, three of whom are Sharon M. Pressley, Betty Lynn P. Stewart, and Clinton Douglas Pressley. The fourth child has died leaving a child, Laura Marie Crook.
(goes with both tracts)

CONTINUED

unimproved ( )
This is improved (X) property known as 8893 Hester Beasley Road, Nashville, TN 37221
(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 unincumbered 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 my hand this 15th day of April, 19 99

Sharon M. Pressley
Estate of Ellen M. Pressley
SHARON M. PRESSLEY

Betty Lynn P. Stewart
BETTY LYNN P. STEWART

Clinton D. Pressley
CLINTON DOUGLAS PRESSLEY

Laura Marie Crook
LAURA MARIE CROOK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Estate of Ellen M. Pressley by: SHARON M. PRESSLEY, BETTY LYNN P. STEWART, CLINTON DOUGLAS PRESSLEY AND LAURA MARIE CROOK BENEFICIARIES AND HEIRS AT LAW with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the bargainor s executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of April 19 99

Commission expires 9/28/2002 Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who and upon oath acknowledged and respectively of the the within named bargainor, and corporation, and that as such being authorized so to do, execute the foregoing instrument for the and 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

99 APR 22 AM 10:16

5742 04/22 0101 03CHECK 395.00

LEGAL DESCRIPTION CONTINUATION

The foregoing is the same legal description as appears in the previous deed of record.

TRACT 2:
A tract of land in the 9th formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Donald A. Ramsey, Registered Engineer, May 1976, as follows:

Beginning on the westerly margin of Hester Beasley Road at a point 728 feet southerly from the northeast corner of the property conveyed to A.A. Colebrook and wife, Georgia Colebrook, by deed from Ralph H. Drake and wife, of record in Book 3646, Page 313, Register's Office for said county; thence with said Hester Beasley Road south 34 deg. 30' west 36.9 feet to an iron pin; thence with a curve 96.6 feet to an iron pin; thence south 52 deg 13' west 20 feet to an iron pin; thence north 37 deg. 47' west 400 feet to an iron pin; thence north 52 deg. 13' east 6.0 feet to an iron pin; thence north 34 deg. 30' east 23.3 feet to an iron pin; thence south 55 deg. 30' east 400 feet to the westerly margin of Hester Beasley Road, the point of beginning, containing 1 (one) acre more or less.

Being the same property conveyed to Ellen Marie Pressley by deed from Bonnie F. Crook and husband, Bobby D. Crook of record in Book 7353, Page 995, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11442 PG. 555

0577237

REFERENCE

99 APR 22 AM 10:16

CAMT
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 395.80
CHECK 395.80

04/22/99 01 10:16 0001 5742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475688