BOOK 11481 PG. 696

PREPARED BY:
SIDWELL TITLE AGENCY LTD., L.P.
SUITE 200
121 FIRST AVENUE SOUTH
FRANKLIN, TN 37064

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **May, 1999** between **Timothy R. Henegar, an unmarried man** , GRANTOR, and **Jere Manning, a married man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Saddle Ridge, Section II, of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Saddle Ridge Trace, said point being the common corner with Lot 29, thence along the common boundary with said Lot 29 running North 33 degrees 28' 1" East, a distance of 226.24 feet to a point, said point being a common corner with Lots 29 and 27' thence along the common boundary with Lot 27 running South 76 degrees 29' 45" East, a distance of 219.66 feet to a point, said point being on the eastern margin of Steeplechase Lane; thence along the margin of said Steeplechase Lane, a distance of 283 feet to a point, said point being the beginning of a curve to the right with a radius of 25 feet, a distance of 36.26 feet to a point, said point being on the western margin of Saddle Ridge Trace; thence continuing through said point, a distance of 6.70 feet to a point; thence continuing through said point and along the margin of Saddle Ridge Trace a distance of 200 feet to a point, said point being the point of beginning.

Being the same property conveyed to A. Mich'l Terry-Henegar and Timothy R. Henegar by deed from William M. Moore and wife, Jana T. Moore of record in Book 10228, page 202, Register's Office for Davidson County, Tennessee. And further conveyed to Timothy R. Henegar by Final Decree of Divorce of record in Book 11148, page 942, said Register's Office.

The Plan of record in Book 5200, page 366, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Timothy R. Henegar

Timothy R. Henegar
Signature of Seller

99 MAY 17 PM 3:10
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

MAIL ENV.

1999 05/17 0101 02CHECK 749.50

05878882

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Timothy R. Henegar, an unmarried man** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **May, 1999.**

Notary Public

My Commission Expires: 10/22/01

Name and Address of Property Owner:

Jere Manning

Property Address:

7800 Steeplechase Lane
Nashville, TN 37221

Person Responsible for Taxes:

SAME

Parcel #: 127-00-0 218.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$205,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **May, 1999.**

Notary Public

My Commission Expires: 10/22/01

RETURN TO:

SIDWELL TITLE AGENCY LTD., L.P.
SUITE 200
FRANKLIN, TN 37064

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0587882

REFERENCE

99 MAY 17 PM 3:10

RECEIVED
DAVIDSON COUNTY, TN.

AMT	205000.00
CON TX	758.50
PRFEE	1.00
MREEP	8.00
CFEE	2.00
TOTAL	769.50
CHECK	769.50

05/17/99 01 15:13 0001 7009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461633