PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40961
Dav. Co. File: Box 8

BOOK 11524 PG. 366

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James P. Manning Gene B. Manning 2806 Wimbledon Road Nashville, TN 37215	Fifth Third Mortgage 250 West Main Street Lexington, KY 40507

TAX MAP-PARCEL NUMBERS: 117-9-41

99 JUN 11 PM 12:31
REGISTER
DAVIDSON COUNTY, TN.

05988866

IDENTIFICATION & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 639,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Douglas Ivey and spouse, Christy Wilkins Ivey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James P. Manning and spouse, Gene B. Manning,** hereinafter called the **Grantee**, Grantee's 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. 4 of Block 7 on the plan of Woodmont Estates, of record in Book 974, page 29, said Register's Office. 06/11 0101 03CHECK 2375.30

SAID Lot No. 4 of Block 7 fronts 200.0 feet on the northerly margin of Wimbledon Road, formerly Woodmont Circle and extends back 229.6 feet on the northeasterly line and 245.0 feet on the westerly line to a dead line in the rear, measuring 85.0 feet thereon.

BEING the same property conveyed to E. Douglas Ivey and spouse, Christy Wilkins Ivey, by deed from Monterey Williams, a single person, of record in Book 8579, page 673, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 974, page 29, said Register's Office which shows an Owner's Certificate, a 50 foot minimum building setback line from Wimbledon Road, formerly known as Woodmont Circle.

This is improved property, known as: 2806 Wimbledon Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 1999.

BOOK 11524 PG. 367

E. Douglas Ivey
E. Douglas Ivey

Christy Wilkins Ivey
Christy Wilkins Ivey

State of Tennessee
County of Davidson

On this 8th day of June, 1999, before me the undersigned authority, personally appeared **E. Douglas Ivey** and **Christy Wilkins Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 25, 2000

Catherine M. Wood
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 639,000.00

Affiant

Sworn and subscribed before me on the 9th day of June, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. PERCY WILKINS, JR.

My Commission Expires: EXP. 5-28-2000

Notary Public

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 368

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

0598866

IDENTIFICATION REFERENCE

99 JUN 11 PM 12:31

DAVIDSON COUNTY, TN.
REGISTER

CAMT	639000.00
CON TX	2364.30
PRFEE	1.00
MAMT	8.00
ERR CO	
MAMT	8.00-
WDEED	8.00
CFEE	2.00
TOTAL	2375.30
CHECK	2375.30

06/11/99 01 12:34 0001 8700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473152