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: 41102
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John N. Popham, IV Debra J. Popham 3609 Sperry Avenue Nashville, TN 37215	First Union Mortgage Corporation 1100 Corporate Center Drive Raleigh, NC 27607

TAX MAP-PARCEL NUMBERS: 117-5-42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 328,750.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James P. Manning and spouse, Gene B. Manning,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John N. Popham, IV and spouse, Debra J. Popham,** 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. 38 on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County.

SAID Lot No. 38 fronts 100 feet on the southerly margin of Sperry Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to James P. Manning and wife, Gene B. Manning by deed from Joseph H. Towell and wife, Janet H. Towell of record in Book 8592, page 288, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 3609 Sperry Avenue, 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 15th day of July, 1999.

James P. Manning

Gene B. Manning

State of Tennessee
County of Davidson

On this 15th day of July, 1999, before me the undersigned authority, personally appeared **James P. Manning** and **Gene B. Manning**, 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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: $ 328,750.00

Affiant

Sworn and subscribed before me on the 15th day of July, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

99 JUL 16 PM 1:45

125512

CROSS-REFERENCE

REGISTER
DAVIDSON COUNTY, TN

RECORDING FEE 13.00 DP FEE 2.00 TOTAL 15.00

WIdoc: Deed Wty—12/92

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

06125I2
INDEXING REFERENCE

99 JUL 16 PM 1:45
RECEIVED
REGISTER'S OFFICE
NASHVILLE, TN.

BOOK 11576 PAGE 104

CAHT
328750.00
MOR TX 1216.38
ETHER CO
MOR TX 1216.38-
CON TX 1216.38
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1227.38
CHECK 1227.38

07/16/99 01 13:48 0001 3361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491686