WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

47

Instr:200005110047769 Page: 1 OF 2
REC'D FOR REC 05/11/2000 1:03:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $188.70

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia A. Manning (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP71-9
1513 Lock Road (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 43
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Ernest C. Kinnard, Sr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia A. Manning, Unmarried

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:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of W. H. Nance's Subdivision of Lot No. 14 of the Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for Davidson County, Tennessee AND part of Lot No. 15 on the Plan of Brooklyn, as of record in Book 19, Page 504, Register's Office for Davidson County, Tennessee. Being part of Lot "A" on the unrecorded plan of said Lot No. 15 in Brooklyn and Lot 1 on the Map of said Nance's Subdivision described according to a survey made by John M. Sullivan, County Surveyor, dated August 26, 1960, as follows: BEGINNING on the northeasterly margin of the Old Whites Creek Pike at the corner of Lots "A" and "B", being the southwest corner of the property conveyed to Ralph B. Guy and wife, by deed from George G. Mooney and wife, as of record in Book 1906, Page 338, Register's Office for Davidson County, Tennessee; thence with Guy's Northwesterly line North 38 degrees 02' East 165.2 feet; thence northwestwardly 36.8 feet, more or less, to a point on an abandoned alley; South 54 degrees 10' East 73.4 feet from the corner of Lots No. 1 and 2 on Nance's Subdivision; thence Southwestwardly 164 feet, more or less to the southeasterly margin of the Old Whites Creek Pike; thence with said Pike, South 46 degrees 10' East 36.3 feet to the beginning.

Being the same property conveyed to Ernest C. Kinnard, Sr. by deed from Eddie W. Beard, of record in Book 11369, Page 456, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1513 Lock Road, Nashville, TN 37207
(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 unencumbered, 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 5th day of May, 2000

Ernest C. Kinnard, Sr.

Ernest C. Kinnard, Sr.

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 Ernest C. Kinnard, Sr., Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of May, 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

Notary Public