Instr:200006050055415 Page: 1 OF 3
REC'D FOR REC 06/05/2000 9:36:04AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $92.50

203

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Wilson S. Manning	[New Owner	[ ]
[104 Woodmont Blvd.	[104 WOODMONT BLVD	[Map 071-01-0]
[Suite 105	[STE 105	[Parcel 070.00]
[Nashville, TN 37207	[NASHVILLE, TN 37205	[ ]
[	[	[ ]

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205]
[10138 26b]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Eppie J. (Hall) Edwards and Charles Q. Hall, as Heirs at Law of Robert J. Hall, Jr. (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Wilson S. Manning, a married person (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4,5 and the west 10 feet of Lot No. 6 of the Map of Monticello, as of record in Book 57, page 138, Register's Office for said county.

Said lots and part of said lots adjoin and front together 160 feet on the north side of Trinity Lane, formerly Shakespear Avenue, and run back between lines, 100 feet more or less on the east line of part of Lot No. 6 and 112 feet 2 inches more or less on the west line of Lot No. 1 along the east margin of a road or lane, to an alley in the rear, on which it they measure 211 feet more or less.

Being the same property conveyed to Robert J. Hall, Jr. and wife, Leverta Hall by Warranty Deed from Maggie Jones of record in Book 7633, page 793, Register's Office for Davidson County, Tennessee.

The said Leverta Broughton Hall died on October 14, 1999 and upon her death, title was vested in Robert J. Hall, Jr. as the sole surviving tenant by the entirety. Robert J. Hall, Jr. died on April 9, 2000 and upon his death, title was vested in Eppie Edwards and Charles Hall as the sole surviving heirs. An Affidavit of Heirship of record in Instrument No. 200005150048910, said Register's Office in Davidson County, Tennessee.

Eppie Edwards and Eppie J.(Hall) Edwards are one and the same person.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat book 57, page 138, said Register's Office for Davidson County, Tennessee.
3. Grant of Anchor Easement of record in book 10372, page 961, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 505 West Trinity Lane, Nashville, Tennessee 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $25,000.00.
[
[

Affiant

[Subscribed and sworn to before me this
[30th day of May, 2000.
[
[

Notary Public

[My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of May, 2000.

Eppie J. (Hall) Edwards
by:Charles Q. Hall, Attorney in Fact

Charles Q. Hall

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 **Charles Q. Hall**, 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 Nashville, Tennessee, this 30th day of May,

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2000, before me personally appeared Charles Q. Hall, to me known to be the person who executed the foregoing instrument on behalf of Eppie J. (Hall) Edwards and who acknowledged that he executed the same as the free act and deed of the said Eppie J. (Hall) Edwards.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2000.

Notary Public

My Commission Expires: 9/23/2000