1-41194-3
Box 111A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/01 16:00 2pgs
Fees:11.16 Taxes:152.65

20010601-0057282

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,256.45

Clyde D. Manis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE D. MANIS (NAME)	"NEW OWNER" (NAME)	MAP 070-09-0
3341 LAKESIDE PLACE (ADDRESS)	(ADDRESS)	PARCEL 037.00
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	(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, JOHN WAYNE SMITH, SR. AND WIFE, BARBARA J. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE D. MANIS AND GREGORY D. JOHNS AND MICKEY D. MANIS, as Tenants in Common, as a separate equity property

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 8, on the Plan of H. E. Simpkin's Division of The L. G. Curtis Lands in the 13th Civil District of said County, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Part of Lot 8, fronts 52.6 feet on the southerly side of Lincoln Avenue and runs back 265 feet on the easterly line and 270 feet more or less on the westerly line to a dead line measuring 52.6 feet.

BEING the same property conveyed to John Wayne Smith, Sr., by Deed from Araminta Williams, of record in Book 9944, Page 198, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 3217 LINCOLN AVENUE, NASHVILLE, TN 37208
(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 our hand s this 1st day of June, 2001

John Wayne Smith Sr.
JOHN WAYNE SMITH, SR.

Barbara J. Smith
BARBARA J. SMITH

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 JOHN WAYNE SMITH, SR. AND WIFE, BARBARA J. SMITH

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 1st day of June, 2001

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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, a _____, 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 _____, 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

CONTINUTATION OF LEGAL

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by John Wayne Smith, Sr. and secured by a Deed of Trust executed by same to secure to Araminta Williams, in the original principal amount of $ $41,000.00, of record in Book 9944, Page 201, Register's Office for Davidson County, Tennessee.

Barbara J. Smith, spouse of the above named John Wayne Smith, Sr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.