BOX 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

Name and Address of Property Owner:

George E. Manson
2321 Kimberly Drive
Nashville, TN 37214

Send Tax Bills to:

George E. Manson
2321 Kimberly Drive
Nashville, TN 37214

BOOK 11589 PG. 846

Property Address:

2321-2323 Kimberly Drive
Nashville, TN 37214

Map/Parcel #:

73-7-162/03DZ49437

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **July, 1999** between **KED Enterprises, LLC, a Tennessee Limited Liability Company,** GRANTOR, and **George E. Manson** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTORS' right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

BEING Lot No. 21 on the plan of Section One, Cabin Hill, of record in Book 5200, Page 581, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to KED Enterprises, LLC, a Tennessee Limited Liability Company, by Quit Claim deed from George E. Manson, J. Kent Grizzard and Dianne Grizzard of record in Book 11584, Page 840, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to George E. Manson, J. Kent Grizzard and Dianne Grizzard by deed from Charles McKay of record in Book 11318, Page 611 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

KED Enterprises, LLC

Matthew B. Manson, Secretary

99 JUL 27 PM 12:05
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06116392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid, personally appeared **Matthew B. Manson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Secretary** of **KED Enterprises, LLC, a Tennessee Limited Liability Company**, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the company thereto, for the purposes therein contained, having been fully authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of June, 1999.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN.

AFFIDAVIT OF VALUE

BOOK 11589 PG. 847

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$136,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

George E. Mason
Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of July, 1999.

Amy F. Adams
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires JAN. 25, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11589 PG. 848

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

0616392
IDENTIF. ◆ REFERENCE

99 JUL 27 PM 12:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible] 30.00
[illegible] 10.00
[illegible] 1.00
[illegible] 3.00
CFEE 2.00
TOTAL $14.00
[illegible] $14.00
[illegible] 11 12:09 1991 7548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495815