RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Box "7"
SP 38114

BOOK 11603 PAGE 173

Seller: MANIS
Order No.: 132842

WARRANTY DEED

Data ID: 17057
Job No.: 9285

ADDRESS NEW OWNER(S) AS FOLLOWS:

Jere Suzanne Ervin
(Name)

2023 Lombardy Avenue
(Street Address or Route Number)

Nashville, TN 37215
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

SunTrust Bank, Nashville, N.A.
(Name)

P.O. Box 305110/7th FLoor
(Street Address)

Nashville, TN 37230-5110
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to VALERIE L. MANIS, A SINGLE WOMAN (hereinafter referred to as Grantor, whether one or more) by JERE SUZANNE ERVIN , **unmarried**
(hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 117-7-J-5 CO

unimproved ( )
This is improved (X) property, known as 2023 LOMBARDY AVENUE
(House Number) (Street) (P.O. Address)

NASHVILLE , TN 37215
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

08/03 0101 03CHECK 632.60

Seller: MANIS
Order No.: 132842

Data ID: 17057

Witness our hands this 19 day of July, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

VALERIE L. MANIS—Grantor

STATE OF GEORGIA }
}
COUNTY OF FULTON }

BOOK 11603 PAGE 174

Personally appeared before me, VALERIE MANIS, a Notary Public in and for said County and State, VALERIE L. MANIS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ATLANTA, GEORGIA, this 19TH day of July, 1999.

My Commission Expires: My Commission Expires August 16, 1999

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 168,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

VALERIE L. MANIS—Grantor

STATE OF GEORGIA }
}
COUNTY OF FULTON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 19TH day of July, 1999.

(Affix Seal)

My commission expires: My Commission Expires August 16, 1999

Notary Public

Seller: MANIS
Order No.: 132842

Data ID: 17057

99 AUG -3 PM 2:05
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06198041

EXHIBIT "A"

LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2023, TOGETHER WITH ALLOCATED PARKING SPACE NO. P.8. ON THE PLAN OF THE KINGBRIDGE CONDOMINIUMS, OF RECORD IN BOOK 7105, PAGE 777 AND AMENDED IN BOOK 7457, PAGE 15, TO WHICH PLAN AS SET FORTH IN EXHIBIT "C" TO THE MASTER DEED AND BY-LAWS REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO VALERIE L. MANIS, AN UNMARRIED PERSON, BY DEED FROM DAVID A. DUFF AND WIFE, SUSAN DUFF, OF RECORD IN BOOK 11138, PAGE 473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 175

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

06119804

IDENTIFICATION REFERENCE

99 AUG -3 PM 2:05

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			168000.00
		CON TX	621.60
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	632.60
		CHECK	632.60
08/03/99	01	14:11	0001 1286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499503