PICK-UP

Instr:200003030021437 Page: 1 OF 2
REC'D FOR REC 03/03/2000 2:21:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
1230 FIRST AMERICAN CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 244-5772

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Charles M. Manners
Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2000.

Charlotte E. Kerr
Notary Public

My Commission Expires: My Commission Expires May 25, 2002

## WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mark Hamilton<br>~~845 Bishopgate Road~~ 108 Paxton Ct.<br>~~Nashville, Tennessee~~<br>Brentwood, Tn. 37027 | Same | 149-02-B-48.00<br>CO |

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Charles M. Manners and wife Zoa Ann Manners, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Mark Hamilton, hereinafter called the GRANTEE his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Picadilly Square, Phase II, of record in Book 6250, page 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Charles M. Manners and wife Zoa Ann Manners, by deed from Centex Homes Corporation, a Navada corporation, of record in Book 6974, page 540, said Register's Office.

This is improved property, known as 845 Bishopgate Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 2nd day of March, 2000.

Charles M. Manners
CHARLES M. MANNERS

Zoa Ann Manners
ZOA ANN MANNERS

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 M. Manners, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2000.

Charlotte E Henry
Notary Public

My Commission Expires MAY 26, 2002

My Commission Expires:

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 Zoa Ann Manners, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2000.

Charlotte E Henry
Notary Public

My Commission Expires MAY 26, 2002

My Commission Expires: