Instr:200003270030547 Page: 1 OF 2
REC'D FOR REC 03/27/2000 1:18:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **24th** day of **March, 2000** between **Eloise B. Manley, widow, ,** GRANTOR, and **Jennifer Gendron and husband, Ernie Gendron ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 470 on the Plan of Edge-O-Lake, Section 7, as of record in Book 3700, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don R. Manley (now deceased) and wife Eloise B. Manley by Warranty Deed from Malcolm Rittenberry, Jr. and wife, Judy A. Rittenberry of record in Book 4985, page 237, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3700, page 79, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4042, page 720, Register's Office for Davidson County, Tennessee.

Improved property known as 2578 Willowbranch Drive, Nashville, Tennessee 37217.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **24th** day of **March, 2000.**

Eloise B. Manley

Eloise B. Manley

By William R. Manley as P.O.A.

County of Davidson

State of Tennessee

On the 24th day of March, 2000, before me personally appeared William Robert Manley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eloise B. Manley, as his/her attorney in fact and acknowledged that William Robert Manley executed the same as the free act and deed of the said Eloise B. Manley. Said Power of Attorney being recorded in Book **_____, page **_____, Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

**RECORDED SIMULTANEOUSLY HEREWITH

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $75000

Affiant

Subscribed and sworn before me this 24th day of March, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Jennifer Gendron
2002 RICHARD JONES ROAD #202B
NASHVILLE, TN 37215

Send Tax Bills to:
NEW OWNER

Map & Parcel Number:

Map 149-4 Parcel 149