Instr:200008110079785 Page: 1 OF 2
REC'D FOR REC 08/11/2000 1:46:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072
From information furnished
by the parties

Name and Address of New Owner
Sarah L. Barr
548 Augusta Drive
Hermitage, TN 37076

Send Tax Bills to:

SAME

MAP: 75-8
PARCEL: 96.00

# WARRANTY DEED

**THIS INDENTURE,** made this 10th day of August, 2000, between

**DANIEL MANNING, JR. AND WIFE, JUDITH A. MANNING,**

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

**SARAH L. BARR, UNMARRIED,**

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Lot No. 395, Section Six, Tulip Grove, as shown on plat of record in Plat Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Manning, Jr. and wife, Judith A. Manning, by deed of record in Book 6318, page 500, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2000 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

DANIEL MANNING, JR.

JUDITH A. MANNING

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Manning Jr. and wife, Judith A. Manning, the within named bargainor(s), with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of August, 2000.

Notary Public

My Commission Expires: 10/14/2001

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 100,000.00.

Sworn to and subscribed before me, this 10th day of August, 2000.

Affiant

Notary Public

My Commission Expires: 10/14/2001