Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2002. Notary Public My Commission Expires: July 16, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY

WARRANTY DEED

(Affix Seal)

Preparer's File #-02A0048

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David W. Manning and Betsy Manning	ABN AMRO Mortgage Group, Inc.	P/O 63-00-60
1833 Hudson Road	2600 W. Big Beaver Road	
Madison, TN 37115	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BETTE JO REDING MANNING AND, WILLIAM W. MANNING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID W. MANNING AND BETSY MANNING, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Tract of Land located in the 11th Councilmanic District of Davidson County, Tennessee and being a portion of the manning property as of record in Book 11489, page 361, R.O.D.C., TN. And is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated Jan. 16, 2002 as follows:

Beginning at an iron rod in the southerly line of the Betty Jo Manning property as of record in Book 11489, page 363, R. O. D. C., TN. Marking the northwest corner of this described tract; thence, with the common line of the said Betty Jo Manning property South 87 deg. 08 min. 59 sec. East 781.90 ft. to an iron rod marking the southwest corner of the David Manning property as of record in Book 5804, page 904, R.O.D.C., TN.; thence with the common line of the said David Manning property, south 88 deg. 16 min. 09 sec. East 550.63 ft. to a witness rod and a total distance of 600.63 ft. to a point on the westerly edge of Cumberland River; thence with said Westerly edge, South 15 deg. 52 min. 40 sec. East 173.34 ft. to a point marking the Northeast corner of the Steven North property as of record in Book 4354, page 53, R.O.D.C, TN. And the Southeast corner of this described tract; thence with the common line of the said Steven North property, North 88 deg. 16 min. 01 sec. West 50.00 ft. to a witness rod and a total distance of 600.61 ft. to a A.P.K. nail in the Easterly line of a 50 ft. access Easement; thence continuing with the said common line of the Steven North property, North 87 deg. 31 min. 38 sec. West 782.14 ft. to an iron rod marking the Southwest corner of this described tract; thence with the Westerly line of this described tract, North 15 deg. 17 min. 00 sec. West 178.16 ft. to the point of beginning, containing 5.28 acres more or less.

Being part of the same property conveyed to William W. Manning and wife, Bette Jo Reding Manning by deed of record in Book 3536, page 399, and then further conveyed to Bette Jo Reding Manning a half of 50% Interest by Quit Claim Deed from William W. Manning, the resulting percentage ownership of the above property being a Seventy-five percent (75%) undivided interest as Tenant-in-common held by Bette Jo Reding Manning and a Twenty-five percent (25%) undivided interest as tenant-in-common held by William W. Manning of record in Book 11489, page 361, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1833 Hudson Road, Madison, Tennessee 37115**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this **31st** day of **January, 2002**:

Bette Jo Reding Manning

William W. Manning

STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/04/02 13:21 2pgs
Fees:13.00 Taxes:1406.00

20020204-0015152

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTE JO REDING MANNING AND, WILLIAM W. MANNING, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 31st day of January, 2002.

Notary Public

My Commission Expires: July 16 2002

