Davidson County DEEDWARR
Recvd: 02/19/02 15:46 2pgs
Fees:13.00 Taxes:370.00

20020219-0021152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

Sworn to and subscribed before me the undersigned, a Notary Public this 13th day of February, 2002.

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew A. Manning
1201 Howard Avenue
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 72-3-152

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances Williams Lyell** hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew A. Manning** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Real property known as 1201 Howard Avenue, Nashville, Davidson County, Tennessee, being the westerly part of Lot No. 165 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot 165 fronts 61 feet on the northerly side of Howard Avenue and runs back between parallel lines with the easterly margin of Katherine Street, 205 feet to a dead line.

Being the same property conveyed to Frances Williams Lyell by Quitclaim Deed from J. Douglas Williams, Trustee, of record in Book 5686, Page 44, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

3. Subject to an Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4283, Page 423, Register's Office for Davidson County, Tennessee.

4. Any and all visible easements lying on or across the property.

5. Rights or claims of parties in possession not shown by the public records.

6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1201 Howard Avenue, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 13th day of February, 2002.

Frances Williams Lyell

By Lois Williams Foxall
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois Williams Foxall, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Frances Williams Lyell and that she is authorized by Frances Williams Lyell to execute this instrument on her behalf.

Witness my hand and official seal this 13th day of February, 2002.

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires MAR. 27, 2005

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