THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

Davidson County DEEDWARR
Recvd: 02/26/02 08:55 2pgs
Fees:13.00 Taxes:55.50
20020226-0024062

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
DAVID W. MANNING & wife, BETSY MANNING 1825 Hudson Road Madison TN 37115	David W. Manning 1825 Hudson Road Madison TN 37115	Part of 0630006100

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTE JO REDING MANNING *and husband,* WILLIAM W. MANNING**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and do hereby transfer and convey unto the said **DAVID W. MANNING and wife, BETSY MANNING,** hereinafter referred to as "*Grantee*", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land situated in the 11th Council District of Davidson County, Tennessee, according to a survey made by R. L. Montoya-Land Surveying, Inc. is more particularly described as follows:

Beginning at a iron rod in the south line of the property conveyed to John C. Ford, et ux as evidenced in Deed Book 7077, Page 332 R.O.D.C, TN, said rod also being the Northwest corner of Tract 3; thence, with the west line of Tract 3 S 15 degrees 17' 00" E 166.74' to the actual point of beginning for this hereon described tract; thence with the common line of Tract 2 and Tract 3, S 87 degrees 07' 25" E 780.00' to a iron pipe, said pipe being the Southwest corner of the property conveyed to Madeline M. Guthrie as evidenced in Deed Book 9600, Page 625 and the northwest corner of the property conveyed to David M. Manning as evidenced in Deed Book 5804, Page 904 R.O.D.C., TN., thence with Manning's west line S 15 degrees 54' 18" E 176.28' to a iron rod, said rod being the northeast corner of Tract 1; thence with the line common to Tract 1 and Tract 2 N 87 degrees 05' 59" W 781.90' to a iron rod, said rod being the northwest corner of Tract 1; thence, N 15 degrees 17'00" W 176.02' to the point-of-beginning containing 3.00 acres more or less.

Being part of the same property conveyed to **BETTE JO REDING MANNING** and **WILLIAM W. MANNING** by Deed of record in Book 5804, Page 904, Registers Office for Davidson County, Tennessee.

RESTRICTIONS:

1. Private Driveway Agreement of record in Deed Book 3536, Page 441, Register's Office for Davidson County, Tennessee.

2. Private Sewer Easement of record in Deed Book 9559, Page 103, Register's Office for Davidson County, Tennessee.

3. Restrictions Covenants of record in Deed Book 9413, Page 23, Register's Office for Davidson County, Tennessee.

4. Rollback Taxes pursuant to the Grantor's greenbelt election if the land is not used for a qualified agricultural purpose or is disqualified for greenbelt as a result of this sale.

5. This tract of land is not an approved building lot. This conveyance is subject to such requirements and restrictions as may be imposed by the Metropolitan Nashville Davidson County Planning Commission.

6. Property taxes for the year 2002 are not yet due or payable. Grantor will pay to Grantee his prorata share of the taxes for January 1, 2002 through the date of this deed.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **DAVID W. MANNING and wife, BETSY MANNING,** their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said **DAVID W. MANNING and wife, BETSY MANNING,** their heirs and assigns, against the lawful claims of all persons, except as set forth above.

WITNESS OUR HANDS this 20th day of Febru, 2002.

+ Bette Jo Reding Manning
BETTE JO REDING MANNING

+ William W Manning
WILLIAM W. MANNING

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $15,000.00.

+ William W Manning

Sworn to and subscribed before me on this the 20th day of Febru, 2002.

NOTARY PUBLIC
My Comm. Expires: 9/17/02

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, BETTE JO REDING MANNING AND WILLIAM W. MANNING, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 20 day of Feb., 2002.

NOTARY PUBLIC

My Comm. Expires: 9/17/02
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