Dav. Co. File Box 14-A
jtc file no. 14916-3

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$99,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF February, 2002.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/29/05
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 03/04/02 15:16 2pgs
Fees:13.00 Taxes:366.30

20020304-0027020

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul & Nicole Manogue 4725 Cascade Drive Old Hickory, TN 37138	Right Mortgage Company 106B West Hill Drive Lebanon, TN 37087	Map 65-13 Parcel 56

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Blaine Allen Neltner, unmarried and Donna Kay Neltner, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Paul J. Manogue and wife, Nicole S. Manogue

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 308 ON THE PLAN OF SHERWOOD FOREST, SECTION 4, OF RECORD IN BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BLAINE ALLEN NELTNER AND WIFE, DONNA KAY NELTNER, BY WARRANTY DEED FROM DOUGLAS ALLEN WOODY, JR. AND WIFE, SUSAN FAYE WOODY, DATED DECEMBER 2, 1992, OF RECORD IN BOOK 8805, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property, and a 10' utilities and drainage easement along the rear of said property.
3) Property is subject to Driveway Encroachment granted to Marion Thurman of record in Book 6162, Page 183, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 4704, Page 448, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4725 Cascade Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the 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 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 our hand(s) this 28th day of February, 2002.

Blaine Allen Neltner

Donna Kay Neltner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Blaine Allen Neltner, unmarried and Donna Kay Neltner, unmarried, with whom I am personally acquainted, (or who proved 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, at office, this 28th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076