THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/23/02 14:45 2pgs
Fees:12.00 Taxes:0.00
20020523-0063078

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LEWIS R. MCMANUS and PEGGY H. MCMANUS, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to LEWIS R. MCMANUS and PEGGY H. MCMANUS, Trustees, or their successors in trust, under the MCMANUS FAMILY LIVING TRUST, dated May 22, 2002. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 48, on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.
>
> Being the same property conveyed to LEWIS R. MCMANUS and PEGGY H. MCMANUS, by deed from J. R. Coarsey, Trustee, dated October 17, 1964, of record in Book 3823, Page 534, Register's Office for Davidson County, Tennessee.
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> Restrictive covenants contained in instrument of record in Book 3816, page 544, RODC, Tennessee.

This is improved property known as 303 Brandywine Drive, Old Hickory, Tennessee 37138-2105.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, this instrument was executed on May 22, 2002.

LEWIS R. MCMANUS

PEGGY H. MCMANUS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared LEWIS R. MCMANUS and PEGGY H. MCMANUS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal on May 22, 2002.

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission expires: My Commission Expires October 05, 2004

Property address:
303 Brandywine Drive
Old Hickory, TN 37138-2105

Mail Tax Bills To:
LEWIS R. MCMANUS
303 Brandywine Drive
Old Hickory, TN 37138-2105

PARCEL I.D.
Map-Parcel No. 54-13-74

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.