RECORD AND RETURN TO
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020365

Davidson County DEEDWARR
Recvd: 12/17/02 15:18 2pgs
Fees:13.00 Taxes:268.25
20021217-0155690

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Stafford** *(hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Michael Manly*** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

*unmarried

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 1009-D on the Plan of Continental Condominium of record in Plat Book 5200, pages 399 thru 401, amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to John Stafford by Deed from Weldon B. White, Jr., married, dated 5-22-98, recorded 5-29-98, in Book 10950, page 609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of December, 2002.

John Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **John Stafford** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 13th day of December, 2002

Notary Public

My Commission Expires: _____

NOTARY PUBLIC DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 24 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of December, 2002.

Notary Public

My Commission Expires: _____

DAVID ROE NOTARY PUBLIC AT LARGE DAVIDSON CO.

MAP AND PARCEL NUMBERS: 104-06-0-A 112.00 CO

ADDRESS NEW OWNER:
3415 West End Avenue, #1009 D
Nashville, TN 37203

SEND TAX BILLS TO
Union Planters Bank, NA
215 Forrest Street
Hattiesburg, MS 39401