THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

Davidson County DEEDWARR
Recvd: 01/07/03 13:01 2pgs
Fees:13.00 Taxes:571.85

20030107-0002638

02225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Neil McDonald
Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 3.6.06

(AFFIX SEAL)

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee

# Warranty Deed

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neil McDonald | GN Mortgage | |
| 6020 Pasquo Road | P.O. Box 5013 | 172-12-0-B-3-CO |
| Nashville, Tennessee 37221 | Troy, MI 48007-5013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL B. MANN AND WIFE, JENNIFER H. MANN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NEIL MCDONALD AND ELLEN MCDONALD, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24 on the Plan of Section One, Bradford Hills, of record in Book 7900, Page 6 and in Book 7900, Pages 110, 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Michael B. Mann and wife, Jennifer H. Mann by Deed of record in Book 11608, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements of record.

unimproved ( )
This is improved ( X ) property, known as 904 Fall View Trail Nashville, Tennessee 37211
(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 my/our hand(s) this 31st day of December, 2002.

Michael B. Mann by attn-fact Jennifer Hathcock Mann
Michael B. Mann

Jennifer H. Mann
Jennifer H. Mann

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named ~~Michael B. Mann and wife~~, Jennifer H. Mann, the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 2002.

My Commission Expires: 3 · 6 · 06

Notary Public

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of December, 2002.

My Commission Expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of December, 2002, before me personally appeared Jennifer H. Mann to me known to be the person described in and who executed the foregoing instrument on behalf of Michael B. Mann as per the Power of Attorney signed by Michael B. Mann of record in Instrument No. 20030107-0002637, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by her free act and deed on behalf of said Michael B. Mann. Witness my hand and official seal.

Notary Public

My Commission Expires: 3 · 6 · 06

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee