THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***77,000.00.

John R. Manning By Jason Manning Attny In Fact
Affiant

Subscribed and sworn to before me this 23rd day of May, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 05/30/03 10:14 2pgs
Fees:13.00 Taxes:284.90
20030530-0073023

ADDRESS OF NEW OWNER

John R. Manning
1027 Chicamauga Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

John R. Manning
c/o Jason Manning
1020 Chicamauga Avenue
Nashville, TN 37206

MAP & PARCEL NOS.

MAP 83-5
PARCEL 57

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY SEVEN SEVEN THOUSAND AND 00/100 DOLLARS ($***77,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Barbara D. Street, Executrix of the Estate of Margaret Mooneyhan (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto John R. Manning, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 of Block "B" on the Map of Brown's Eastwood Addition as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 50.0 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Claude Mooneyhan, Jr. and wife, Margaret Williams Mooneyhan, by deed from J.B. Dixon and Bessie E. Dixon of record in Book 1367, page 150, Register's Office for Davidson County, Tennessee; the said Claude Moneyhan, Jr. and Margaret Williams Mooneyhan having both since died with Claude Mooneyhan, Jr. having predeceased Margaret Williams Mooneyhan and Margaret Mooneyhan (aka Margaret Williams Mooneyhan) having left a Last Will and Testament of record in Will Book No. 4977-926756, File No. 02P1753, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By Order of the said Court, the Executrix of the Estate of Margaret Mooneyhan is authorized to close the sale of subject property.

This is improved property known as 1027 Chicamauga Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEE, his successors and assigns in fee simple forever.

GRANTOR covenants that GRANTOR will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of May, 2003.

Barbara D. Street

Barbara D. Street, Executrix of the
Estate of Margaret Mooneyhan

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 Barbara D. Street, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Executrix executed the within instrument for the purposes therein contained by signing as Executrix.

Witness my hand and official seal this 23rd day of May, 2003.

Notary Public

My Commission Expires: 10-17-09

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee