Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/03 12:17 2pgs
Fees:13.00 Taxes:294.15

20030729-0106477

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $79,500.00.

Affiant

Subscribed and sworn to before me this 28th day of July 2003.

Notary Public
My Commission expires: AT LARGE
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC WILLIAMSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Norman McDonald Jr.	Franklin American Mortgage	104-6-A-112 CO
3415 West End Avenue #1009D	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37203	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Manly, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Norman McDonald Jr.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1009-D on the Plan of Continental Condominium, of record in Plat Book 5200, page 399 thru 401, Amended in Book 6135, Page 788, Book 6435, Page 549, and in Book 6900, Page 43, 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 the 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 Michael Manly, unmarried, by deed from John Stafford, unmarried, of record in Instrument 20021217-0155690, Re-recorded in Instrument 20030407-0045664, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5200, Pages 399-401, Book 6135, Page 788, and in Book 6900, Page 43, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5995, Page 298, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 5862, Page 589; in Book 6135, Page 788; in Book 6435, Page 548; and in Book 7475, Page 137, Register's Office Davidson County, Tennessee.

This is improved property known as: **3415 West End Avenue #1009D, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this July 28, 2003.

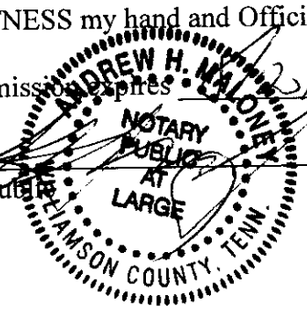
Michael Manly

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Manly,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2003

My commission expires 2/2/06



Notary Public