ADDRESS NEW OWNER and
SEND TAX BILLS:
CYNTHIA CARLTON
428 East Old Hickory Blvd
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
43 - 13 - 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHNNY MANIRE and wife, LISA MANIRE, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CYNTHIA CARLTON, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being the east 12.5 feet of Lot No. 7 and the west 25 feet of Lot No. 8 of Block D on the map of the Forest Park Subdivision, record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Johnny Manire and wife, Lisa Manire by deed dated May 28, 1999 of record in Book 11508, Page 508, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 428 East Old Hickory Boulevard, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 11/20/03 10:29 2pgs
Fees:13.00 Taxes:242.35
20031120-0169297

Executed on this 17 day of November, 2003.

Johnny P. Manire
JOHNNY MANIRE

Lisa Ma
LISA MANIRE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ~~JOHNNY MANIRE and wife~~, LISA MANIRE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. * Johnny Manire and wife,

Witness my hand at office this 17 day of November, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $65,500.00.

Cynthia Carter
AFFIANT

Subscribed to and sworn before me, this the 17 day of November, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989