FILE BOX 30

Davidson County DEEDWARR
Recvd: 12/03/03 15:09 2pgs
Fees:13.00 Taxes:547.60

20031203-0174068

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $148,000.00.

Subsribed and sworn before me this the 26th day of November, 2003.

JOHN BELL JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY [illegible]
(Affix Seal)

Jerome Manning
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 301315

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jerome Manning
6240 Rocky Top Drive
Antioch, TN 37013

Send tax bills to:
First National Bank
1760 Old Meadow Rd, 3rd Floo
Mclean, VA 22102

Map 176-05A Parcel 139.000

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Timothy A. Hendricks and wife, Anna K. Hendricks

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jerome Manning

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot 251 on the Plan of Hickory Woods Estates, Section C. of record in Plat Book 6900, page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy A. Hendricks and wife, Anna K. Hendricks on 08-28-02. by Deed filed for record on 09-11-02 in Instrument No. 20020911-0110834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretaty of Veterans Affairs on 01-01-02, by Deed from Priority Trustee Services of TN, LLC, filed for record on 01-24-02, in Instrument No. 200201240009575, said Register's Office.

Being the same property conveyed to James A. Westphal and wife, Stella Westphal, on 11-25-98, by Deed from Butler Construction, LLC, filed for record on 12-01-98 in Book 11227, page 199, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 6240 Rocky Top Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 26th day of November, 2003.

Timothy A. Hendricks

Anna K. Hendricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Timothy A. Hendricks and Anna K. Hendricks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11/26/03.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES
JULY 29, 2006