Davidson County DEEDWARR
Recvd: 02/02/04 15:47 2pgs
Fees:13.00 Taxes:543.90

20040202-0012704

WARRANTY DEED

B-NCMS-03-0217

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA K. ROBBEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon J. Morford	National City Bank of MI/IL	
217 Hillsboro Place	(NAME) 400 West Fourth Street	117-3-D-217 CO
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Royal Oak, MI 48067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK A. MANNING AND WIFE KIMBERLY ANN MANNING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON J. MORFORD A SINGLE MAN, hereinafter called the Grantee(s), 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 Unit No. 217 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, Pages 751, 752 and 753 and further described in Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Manning by Deed dated February 19, 1999 and filed for record on February 24, 1999 in Book 11353, Page 314, Register's Office for Davidson County, Tennessee.

The said Kimberly Ann Manning joins in this conveyance to convey any and all right, title and/or interest she may have in this property.

This conveyance is subject to Storm Water Detention Agreement in Book 6629, Page 452 and to HOA Charter of record in Book 6747, Page 6, both of record of the said Register's Office. Transmission Line Easements of record in Deed Book 4633, Page 468; Sanitary Sewer/Storm Drainage Easements of record in Book 3965, Page 909 and Book 4158, Page 34; Sewer Easements of record in Book 3531, Page 572, Book 3531, Page 576 and Book 3531, Page 592; Right-of-Way Easements of record in Book 1877, Page 581; Overhead Line Easement of record in Book 6595, Page 58; Anchor Easement of record in Book 5870, Page 33, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to Master Deed/By-Laws of record in Book 6740, Page 37 and Book 8140, Page 689, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 217 Hillsboro Place, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of January, 2004.

(X) Mark A. Manning

(X) Kimberly Ann Manning

STATE OF Tennessee

COUNTY OF Davidson

DEENA L. O'BRIEN

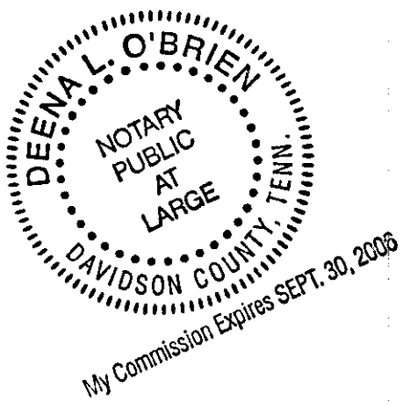
I, , a Notary Public of the County and State first above written, do hereby certify that Mark A. Manning and wife Kimberly Ann Manning personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of January, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903