File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/04 11:45 2pgs
Fees:13.00 Taxes:18.50

20040203-0012960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$5,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of January, 2004.

Notary Public
My Commission Expires: 8/30/04
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON 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:
TN Homebuyers, Inc.	SAME	072-15-034.00 and 072-15-035
P.O. Box 791		
Joelton, TN 37080		

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, **Robert Manning and wife, Melinda K. Manning**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **TN Homebuyers, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1:

Being Lot No. 5 on the plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 5 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Manning and wife, Melinda K. Manning, by Quitclaim deed from John P. Brown, III, Trustee, on June 26, 2000, of record in Instrument Number 20000804-0077649, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being Lot No. 6 on the plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 6 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Robert Manning and wife, Melinda K. Manning, by Quitclaim deed from John P. Brown, III, Trustee, on June 26, 2000, of record in Instrument Number 20000804-0077648, 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 Book 161, page 98, Register's Office Davidson County, Tennessee.
- Subject to Metro Order for Demolition of record in Instrument Number 20030304-0028265, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2607-2609 Pennington, Nashville, TN**

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 January 27, 2004.

Robert Manning

Melinda K. Manning

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Manning and wife, Melinda K. Manning** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2004

ANDREW H. MAUPIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: 4-2-06

Notary Public