FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Ellen Smith Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ellen Smith Manning	National Bank of Commerce	Map 162
204 Old Tusculum Road	115 29th Avenue South	Group 06-0
Antioch, TN 37013	Nashville, TN 37212	Parcel 032.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we
Orvil McDaniel, Jr. and wife, Carolyn McDaniel
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ellen Smith Manning, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 20 on the Plan of Tusculum Circle, Section Two, of record in Plat Book 3842, Page 254, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Orvil McDaniel, Jr. and wife, Carolyn McDaniel by deed from Frank J. Dunn and wife, Angelita Harrison Dunn, of record in Book 9585, Page 922, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4314, Page 56, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3842, Page 254, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 204 Old Tusculum Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of April, 2004.

Orvil McDaniel, Jr.

Carolyn McDaniel

Davidson County DEEDWARR
Recvd: 05/07/04 12:25 2pgs
Fees:13.00 Taxes:369.63

20040507-0052337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Orvil McDaniel, Jr. and wife, Carolyn McDaniel 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.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

