File #200450281

Davidson County DEEDWARR
Recvd: 08/17/04 16:06 2pgs
Fees:13.00 Taxes:1091.50

20040817-0099507

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2004.

JACKSON M. WELCH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 10-18-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby H. Gage and wife, Manci M Gage	owner	Map: 172-14-A-128
(NAME)	(NAME)	
1717 Hickory Bark Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DEBRA A. MANNING, AN UNMARRIED WOMAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BOBBY H. GAGE AND WIFE, MANCI M. GAGE**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 57, on the Plan of Section Three, Wexford Downs, as shown by plat appearing of record in Instrument No. 20000810-0079246, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Debra A. Manning, an unmarried woman by Warranty Deed dated December 11, 2003 of record in Instrument No. 20031230-0184118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10292, Page 81, 1st supplementary in Book 10792, Page 822 and 2nd supplementary in Instrument No. 20000810-0079498; Charter of Wexford Downs Homeowners' Association of record in Book 10500, Page 444; Option Agreement of record in Book 10097, Page 93; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20040311-0028010; BellSouth Telecommunications Easement of record in Book 10529, Page 560 and in Instrument No. 20020807-0095117; Deed of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and in Book 11444, Page 177; all matters shown on plat of record in Instrument No. 20000810-0079246; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1717 Hickory Bark Lane, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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 my hand this 11th day of August, 2004.

Debra A. Manning

Debra A. Manning

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Debra A. Manning, an unmarried woman who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of August, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076