Box 13 # 8441

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1357

Davidson County DEEDWARR
Recvd: 08/25/04 14:02 2pgs
Fees:13.00 Taxes:492.10
20040825-0102944

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John T. Manning and wife Ann C. Manning, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Scott Carter, solely , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section 1, Fortland Park of record in Book 2663, page 61, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John T. Manning and Ann C. Manning by Warranty Deed dated May 11, 1987 of record in Book 7233, Page 605, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2807 Barclay Drive, Nashville TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of August, 2004

John T. Manning

Ann C. Manning

State of Tennessee)
County of Davidson)

On this 6th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John T. Manning and Ann C. Manning, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of August, 2004.

Notary Public

My Commission Expires: 5/28/04

My Commission Expires

NEW OWNER:
Scott Carter
2807 Barclay Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
AMERICAN MORTGAGE NETWORK, Inc.
11625 RAINWATER DR., Bldg 500 Suite 650
Alpharetta, GA. 30004

TAX MAP-PARCEL #:
83-15-183