This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9040481-1

Davidson County DEEDWARR
Recvd: 10/06/04 13:15 2pgs
Fees:13.00 Taxes:454.73
20041006-0120516

Send Tax Bills To:

Same

New Owner is: Rose L. Bing
3212 Harbor Landing
Antioch, TN 37013

MAP: 150-03-199.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Clyde D. Manis, A Separate Equity Property**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rose L. Bing** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 14 on the Plan of Harbor Landing Subdivision, Section 2, of record in Book 6250, page 352, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clyde D. Manis from Gary Dale Cook and wife, Lisa Ann Cook by Warranty Deed dated May 10, 2004 and recorded May 17, 2004 in Instrument No. 200405170057426, Register's Office for Davidson County. Also conveyed to Gary Dale Cook and wife, Lisa Ann Cook from Jim Patrick Earles and wife, Jamie McCartney-Earles by Warranty Deed dated May 21, 1996 and recorded June 7, 1996 in Book 10080, page 134, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 6250, page 352, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of September, 2004.

GRANTOR:

Clyde D. Manis

Clyde D. Manis

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Clyde D. Manis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20 day of September, 2004.

Notary Public
My Commission Expires: 7-24-05

DAVID ROETGER 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 $122,900.00.

Rita C Baker
Affiant

SWORN TO and subscribed before me this 20 day of September, 2004.

NOTARY PUBLIC
My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.