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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/05 14:10 2 pgs
Fees:13.00 Taxes:1607.17

20050315-0028463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$440,000.00~~
$434,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 29, 2005.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK MANZ	**1ST TENNESSEE BANK, N.A.**	**103-3-286**
(NAME)	(NAME)	
213 54TH AVENUE NORTH	**1555 W. WALNUT HILL LANE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	**IRVING, TX 75038**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HOUSE REWORKS, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK MANZ and CYNTHIA KERSHNER, husband and wife**, 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 LOT NO. 7 ON THE PLAN OF REVISION OF LOTS 3-11, HOOD SUBDIVISION OF RECORD IN INSTRUMENT NO. 20020604-0067571 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO HOUSE REWORKS, INC. A TENNESSEE CORPORATION BY DEED FROM HENRY S. HOOD AND WIFE, SARAH HOOD OF RECORD IN INSTRUMENT NO. 20001113-0112624, REGISTER'S 0FFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☒

This is improved ☒ property, known as CK MM **213 54TH AVENUE NORTH, NASHVILLE, TN 37209**

(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 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 **my hand** this **11th day of March, 2005.**

HOUSE REWORKS, LLC.

By: Bruce K Jackson, Pres, Land

BRUCE JACKSON, PRESIDENT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, **I. Dyke Tatum** of the State and County aforesaid, personally appeared **Bruce Jackson**, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be President of **HOUSEREWORKS, LLC.**, the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at **Nashville,** Tennessee this **11th day of March, 2005.**

Commission expires: **May 29, 2005**

I. DYKE TATUM
Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN