INFORMATION) ARISING OUT OF THE USE OF OR INABILITY TO USE THE MATERIALS, EVEN IF U.S. LEGAL FORMS, INC. HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Davidson County DEEDQC
Recvd: 04/18/05 16:26 3 pgs
Fees:17.00 Taxes:0.00

20050418-0043109

This document prepared by (and after recording return to):)
)
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)

Jerry Manley
705 Newberry Road
Nashville, TN
37205

--------Above This Line Reserved For Official Use Only----------Name: Firm/Company: Address: Address 2: City, State, Zip: Phone:

QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TWENTY-FIVE THOUSAND DOLLARS ($25,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cynthia Floyd Manley**, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto **Jerry Dale Manley,** an Individual, unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Map Parcel Number: ~~0144B~~ 102-14 67

~~Maximum principal indebtedness for Tennessee recording tax purposes is $142,366.00.~~ JDM

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO ~~HAVE~~ AND TO ~~HOLD~~ same unto ~~Grantee~~, and unto ~~Grantee~~'s heirs and assigns JDM forever, with all appurtenances thereunto belonging.

The source of title in Grantor(s) is by warranty deed recorded in the office of the Register of Deeds in Book ~~2331~~, at page ~~34, 35~~, Instrument Number _____, of Davidson County, Tennessee. ~~*~~ Book 10472 page 566. JDM

WITNESS Grantor(s) hand(s) this the 6 day of April, 2005.

Cynthia F. Manley

Grantor
Cynthia Floyd Manley

STATE OF Tennessee

COUNTY OF Davidson

On this 6th day of April, 2005, before me personally appeared Cynthia F Manley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Demetra O'Neal
Notary Public

Printed Name: Demetra O'Neal

Commission Expires: My Commission Expires JUL 6, 2005

Grantor(s) Name, Address, phone:
Cynthia Floyd Manley
508 Erin Lane
Nashville, TN 37221
(615) 354-1197

Grantee(s) Name, Address, phone:
Jerry Dale Manley
705 Newberry Road
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF APR 20 05
Deputy Register

SEND TAX STATEMENTS TO GRANTEE
Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)_

State of _____
County of _____

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me _
This _____ day of _____, 20_____.

_____
Affiant

_____
Type or Print Name

(Seal)

_____
Notary Public

My commission expires:

_____

_____
Type or Print Name

Rec'd 48

WARRANTY DEED

BOOK 10472 PG 566

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Manley (NAME)	AEDC Federal Credit Union (NAME)	102-14 67
705 Newberry Road (ADDRESS)	550 William Northern Blvd. (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (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, Mary K. Berst, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Manley and wife, Cynthia F. Manley

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, TN, being Lot No. 327 on the Plan of Brook Meade, Section IX, of record in Book 2331, Pages 34 and 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary K. Berst by deed from John R. Tarpley and wife, Laura J. Tarpley, of record in Book 9604, Page 41, Register's Office for Davidson County, TN.

Subject to restrictions in Book 2436, page 553; sewer easement in Book 5176, page 616; and all matters on the plan of record.

03 10 82
IDENTIF. ✦ REFERENCE

97 MAY 30 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6861 05/30 0101 03CHECK 656.50

unimproved ( )
This is improved (X) property, known as 705 Newberry Road, Nashville, TN 37205
(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 29th day of May 19 97

Mary K. Berst

P.A. Print Region : Print Time: 4/18/2005 4:24:05 PM Instr. No: 199705300472566