Davidson County DEEDWARR
Recvd: 05/12/05 13:15 2 pgs
Fees:13.00 Taxes:222.00

20050512-0053769

WARRANTY DEED

FROM: THOMAS E. DIBBLE

TO: ZVI MANAS and wife, DIANE M. MANAS

Address New Owner As Follows:	Send Tax Bills:	Map & Parcel Numbers
Mr. & Mrs. Zvi Manas	Mr. & Mrs. Zvi Manas	Map 143-06-A
113 Harpeth Trace Court	5729 Stoneway Trail	Parcel 29 CO
Nashville, TN 37221	Nashville, TN 37209	

This Instrument Was Prepared By:
Gay Levine Eisen (BPR 011039)
Attorney at Law
524 W. Hillwood Drive
Nashville, TN 37205-1235
(615) 353-0244

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Sworn to and subscribed before me, this 11 day of May, 2005

GAY LEVINE EISEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 1-26-08

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and no/100 ($60,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged,

THOMAS E. DIBBLE, an unmarried person, hereinafter called the Grantor,

has bargained and sold, and by these presents does transfer and convey unto

ZVI MANAS and wife, DIANE M. MANAS, as tenants by the entirety, 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. 29 on the Plan of Harpeth Trace Estates, a Planned Unit Development, Phase One, of record in Book 5200, page 125, 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 Thomas E. Dribble, by Deed from Y & F, a Tennessee General Partnership, dated March 25, 2002 and recorded on April 3, 2002, of record in Instrument Number 20020403-0040736, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 113 Harpeth Trace Court, Nashville, Tennessee 37221.

The subject property is not the principal residence of the grantor.
This legal description contained herein is the same as that contained in the prior deed of record.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Harpeth Trace Estates, of record in Book 5120, Page 208, Book 5120, Page 918, Book 5182, Pages 767 & 769, Book 5380, Page 357, and in Book 6094, Page 718, Register's Office for Davidson County, Tennessee; easements and setback lines, zoning regulations and building restrictions applicable to this property; and the 2005 property taxes which have been prorated and assumed by the Grantees herein.

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 does covenant with the said Grantees, that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as otherwise herein set out; Grantor does further covenant and bind himself, his 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. Whenever 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 11 day of May, 2005.

Thomas E. Dibble

THOMAS E. DIBBLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Gay Levine Eisen, a Notary Public in and for said County and State, THOMAS E. DIBBLE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

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

GAY LEVINE EISEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Gay Levine Eisen

Notary Public
My Commission Expires: 1-26-08