Davidson County DEEDWARR
Recvd: 05/24/05 14:02 1 pg:
Fees:13.00 Taxes:259.00

20050524-0058617

WARRANTY DEED

BW-20050106

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF May, 2005.

(Affix Seal)

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
RaeShauna J. Manning	New Owner	049-15-O 002.00
3405 Tisdall Drive		
Whites Creek, TN 37189		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LYNDA G. METLIKA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RAESHAUNA J. MANNING, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being Lot No. 2-A of the Zone Lot Division of Lot 2 Deer Meadows Phase 1, as of record in Plat Book 5800, page 395, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Lynda G. Metlika, unmarried from P. C. Investments by Warranty Deed dated May 8, 1992 and recorded May 12, 1992 in Book 8624, page 29, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3405 Tisdall Drive, Whites Creek, Tennessee 37189 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 19th day of May, 2005:

Lynda G. Metlika

Lynda G. Metlika

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named LYNDA G. METLIKA, UNMARRIED, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 19th day of May, 2005.

April G Nichols

Notary Public

My Commission Expires: 6-26-07

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN