Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1053

1 of 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/06 15:29 2 pg
Fees:13.00 Taxes:1048.95
20060306-0025845

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Thurman Mann and Robert Bernard Mann, as tenants in common, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Susan Thetford, ** and hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit: ** Mark Fenelon and wife Frances Fenelon , as tenants in common, with Susan Thetford having a one half undivided interest, and Mark Fenelon and wife Frances Fenelon having a one half undivided interest in the subject property,

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

Being the southerly 75 feet of Lot No. 20 on the Map of Woodmont Park Subdivision as of record in Book 547, page 148, Register's Office for said County. Said part of Lot No. 20 fronts 75 feet on the easterly side of Estes Avenue, formerly Compton Road, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John Thurman Mann and Robert Bernard Mann, as tenants in common, by deed from John Thurman Mann and Robert Bernard Mann, the sole and only heirs at law of the Estate of Lena Dees Mann, dated April 2, 2005, of record in Instrument No. 20050411-0039673, Register's Office for Davidson County, Tennessee.
The subject property is not the residence of said John Thurman Mann and/or Robert Bernard Mann, their respective spouse(s) or issue; therefore no marital rights need be conveyed.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 904 Estes Road, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of March, 2006

John Thurman Mann

John Thurman Mann

Robert Bernard Mann

Robert Bernard Mann

State of Alabama
County of Lauderdale

On this 1st day of March, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **John Thurman Mann**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Marva Brethrick
Notary Public

My Commission Expires: 6/25/09



State of Alabama
County of Lauderdale

On this 1st day of March, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Robert Bernard Mann**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Marva Brethrick
Notary Public

My Commission Expires: 6/25/09



State of Tennessee)
County of Davidson)

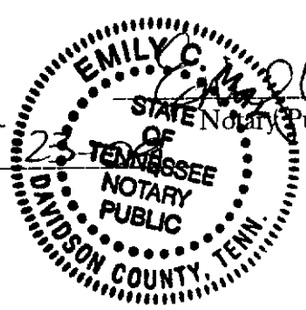
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 283,500.00.

Affiant

Sworn and subscribed before me on this the 1st day of March, 2006.

Notary Public

My Commission Expires: 5/22/09



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Susan Thetford	New Owner	116-8-127
~~[illegible]~~ 10 Middleton Park Ln.		
Nashville, TN 37215		