Box 8

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/01/06 15:37 2 pgs
Fees:13.00 Taxes:995.30
20060501-0049990

W & I Ref: Title No: 47065

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Lisa Steltemeier<br>839 Rodney Drive<br>Nashville, Tennessee 37205 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 11509001200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$269,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Ware Conservator for James T. Mann and and Thomas H. Ware for Elsie Mann as empowered court order recorded immediately prior hereto**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Steltemeier** 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:**

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of West Meade Hills Section Four of record in Book 3300, page 46, Register's Office for said County.

Said Lot No. 92 fronts 135.0 feet on the westerly margin of Rodney Drive and extends back 369.8 feet on the southerly line and 223.9 feet on the northerly line to a dead line in the rear, measuring 222.5 feet thereon.

Being the same property conveyed to James Thomas Mann and wife, Elsie Willie Mann by deed from Malcolm L. Barrett and wife, Rachel S. Barrett of record in Book 3619, page 123, said Register's Office. By Order Approving Sale of Real Property of record in Doc. No. 05P1901 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, recorded prior hereto and simultaneously herewith, Thomas H. Ware, conservator was empowered to convey subject property, owned by James T. Mann and wife Elsie Mann.

* 20060501 00 49989

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 46, said Register's Office, which Plan shows a 150 foot minimum building setback line from Rodney Drive and a 10 foot easement for public utility purposes along the rear line(s) and a 2.5 x 30 foot utility anchor easement located on the northeasterly front corner of said lot.

**This is improved property, known as: 839 Rodney Drive, Nashville, Tennessee 37205**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 27th day of April, 2006 .

Thomas H. Ware, Conservator for James T. Mann

**Thomas H. Ware Conservator for James T. Mann**

Elsie Mann by Thomas H. Ware

**Thomas H. Ware for Elsie Mann by court order being recorded immediately prior hereto**

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $269,000.00

Affiant

Sworn and subscribed before me this 27th day of April, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Ware, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James T. Mann , as Conservator and on behalf of Elsie Mann, as empowered by court order, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007