Send Tax Statements To:
New Owner

This Instrument Prepared By:
TRI-STAR TITLE CO., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Jason Scales & Barbara Scales
7100 Calderwood Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel No.:
181-03-0-A-141.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOHN J. MANUEL AND WIFE, MARY K. HOWARD-MANUEL**, has this day bargained and sold and does hereby transfer and convey unto **JASON D. SCALES AND WIFE, BARBARA A. SCALES,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 141, on the Plan of Section Three, Indian Creek Estates, of record in Book 9700, page 817, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to John J. Manuel and Mary K. Howard, (now married and is now known as Mary K. Howard Manuel by deed from Mark Goulet and wife, Tiffany Williams executed on September 9, 2005 and appearing of record in Instrument Number 20050913-0109871, Registers Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JASON D. SCALES AND WIFE, BARBARA A. SCALES,** their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the 2006 Rutherford County real property taxes, which have been prorated between the parties and assumed by the Grantees.

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 05/26/06 08:21 2 pgs
Fees:13.00 Taxes:842.12
20060526-0061893

IN WITNESS WHEREOF, the undersigned have executed this instrument this 19th day of May, 2006.

JOHN J. MANUEL
BY: Attorney In fact

MARY K. HOWARD-MANUEL
AS ATTORNEY IN FACT

MARY K. HOWARD-MANUEL

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State, the within named, **MARY K. HOWARD-MANUEL**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (Warranty Deed) instrument for the purposes therein contained; and the said MARY K. HOWARD MANUEL, to me known to be the person who executed the same as the free act and deed of the said **JOHN J. MANUEL,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **JOHN J. MANUEL** , and appearing of record in Instrument No. 20060526-0061892 , Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL on this the 19th of May, 2006.

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 4-22-07

NOTARY PUBLIC
MY COMMISSION EXPIRES:

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $227,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 19th day of May, 2006.

NOTARY PUBLIC
My commission expires:

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 4-22-07