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

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606612

39-B
File #06-1299

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 10:16 2 pgs
Fees:13.00 Taxes:1073.00
20060731-0092097

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 Edwin Bell, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Denise Diane Manning, unmarried 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:

Being Lot No. 91 on the Plat of Copperfield of record in Plat Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin Bell, unmarried, by deed dated January 15, 1993, of record in Book 8845, page 342, Register's Office for Davidson County, Tennessee. Edwin Bell and Edwin Burke Bell are one and the same person. Edwin Burke Bell having appointed Diane B. Johnson as his attorney in fact by Durable Power of Attorney Executed by Edwin Burke Bell and of record as Instrument No. 20060712-0084039, Register's Office for Davidson County, Tennessee. Said Diane B. Johnson hereby states and warrants that at the time of execution of this Warranty Deed, said Edwin Burke Bell had not revoked said appointment of her as attorney in fact, and said appointment had not been terminated, and was in full force and effect..

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: 107 Chuzzlewit Down, Brentwood TN, 37027.

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 18th day of July, 2006

Edwin Bell by Diane B. Johnson Atty in Fact
Edwin Bell
By Diane B. Johnson, attorney-in-fact

State of Tennessee)
County of Davidson)

On this the 18th day of July, 2006, before me personally appeared Diane B. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edwin Bell acknowledged that such person executed the same as the free act and deed of Edwin Bell.

Witness my hand and seal, at office, this 18th, of July, 2006.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 290,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of July, 2006.

Notary Public

My Commission Expires:

MELISSA E. DERR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

NEW OWNER:
Denise Diane Manning
107 Chuzzlewit Down
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
172-1-A-91CO