WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Buford B. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2006

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Buford B. Manning	Shea Mortgage, Inc.	Map 052
2648 Miami Ave.	155 W. Iverness Drive, Suite 100	Group 09-0
Nashville, TN 37214	Englewood, CO 80112	Parcel 186.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Precision Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Buford B. Manning, an unmarried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 55 on the Plan of Woodale Grove Annex of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4848, Page 932, said Register's Office, and described as follows:

BEGINNING at a point in the old Miami Avenue southerly margin, said point being1136.2 feet more or less from the right-of-way intersections of Woodale Lane and said Miami Avenue; thence continuing along said old Miami Avenue southerly boundary, north 39 deg. 38' 54" east, more or less, 50.00 feet to a point; thence leaving said right-of-way and continuing along the former line of Lot No. 56 and 55, south 49 deg. 01' 24" east, 21 feet more or less to a point in the new Miami Avenue southerly boundary; thence continuing along said new Miami Avenue southerly boundary and severing Lot 55, south 41 deg. 40' 54" west 50.00 feet to a point, said point being the new northeasterly corner of Lot No. 54; thence leaving said new boundary and continuing along the former line between Lots 55 and 54, north 49 deg. 04' 36" west, 20 feet more or less, to the point of beginning.

Being part of the same property conveyed to Precision Homes, Inc. by deed from Clare Lawicki and wife, Donna Lawicki, of record in Instrument 20040421-0045210, said Register's Office, dated April 19, 2004.

This conveyance is subject to Restrictive Covenants of record in Book 2811, Page 223 and Book 2811, Page 243, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Pages 109 and 110; and (3) Easement for Sewer Pump and Service Lines of record in Book 10718, Page 584, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2648 Miami Ave., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 08/21/06 10:57 2 pgs
Fees:13.00 Taxes:262.70
20060821-0102791

FILE BOX 45

Witness my hand this 18th day of August, 2006.

Precision Homes, Inc.

BY:_____
President
Gil Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gil Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Precision Homes, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gil Smith as such President.

Witness my hand and official seal at office at Nashville, TN on this the 18th day of August, 2006.

My Commission Expires: 1/24/09

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.