WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 09:52 2 pgs
Fees:13.00 Taxes:325.60
20060919-0115710

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$88,000.00.**

Affiant

Subscribed and sworn to before me this 11 day of September, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David W. Manning	Capital Bank & Trust	072-15-0-278.00
1903 Benjamin St.	205 Powell Place #103	
Nashville, TN 37206	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David W. Manning and David W. Manning and Linda R. Manning, husband and wife** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 50 feet of Lot No. 13 and the southeast corner of Lot No. 1 on the plan of Sharp and Horn's 6th Addition, of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots 13 and 1 front 50 feet on the westerly side of Riverside Drive and run back between parallel lines, with the northerly margin of McKennel Avenue, 150 feet to a dead line.

Being part of the same property conveyed to Wilson Enterprises, Inc. by deed from Robert Harold Herrman (aka Robert H. Herrman) and wife, Shirley Herrman on July 20, 2006 of record in Instrument Number 20060801-0093568, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **1500 Riverside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 11, 2006.

Wilson Enterprises, Inc.

By: Martha Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of Sept, 2006, before me, appeared ~~Hal Wilson~~ Martha Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the ~~Secretary~~ President of Wilson Enterprises, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

9-22-07

NOTARY PUBLIC

My Commission Expires:

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY