This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006080051

Davidson County DEEDWARR
Recvd: 09/20/06 12:57 2 pgs
Fees:13.00 Taxes:443.26
20060920-0116551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$119,800.00**

Sworn to and subscribed before me this 15th day of September, 2006.

Affiant

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Phillip T. Rainey 207 Capital Street Old Hickory, TN 37138	Philip T. Rainey 207 Capital Street Old Hickory, TN 37138	064-050-110.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phillip T. Rainey and wife, Maria L. Rainey**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Revision of Lots Nos. 1-4, Block I, on the plan of Hadley's Bend City, as shown on plat of record in Plat as Instrument No. 200511100136284, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Matthew B. Manson, unmarried, by deed from Ozie B. Winters, of record in Instrument No. 20060203-0013601, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 200511100136284, in the Register's Office of Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **207 Capital Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of September, 2006

Matthew B. Manson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Matthew B. Manson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2006.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY