This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006080063

Davidson County DEEDWARR
Recvd: 09/20/06 13:09 2 pgs
Fees:13.00 Taxes:325.60
20060920-0116556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$88,000.00**

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

Affiant

Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Matthew B. Manson 4006 Liberty Street Old Hickory, TN 37138	Matthew B Manson P. O. Box 8376 Hermitage, TN 37076	063080118.00 & 063080026.01

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, **Phillip Rainey and wife, Maia Lopez Rainey a/k/a Maria Lopez Rainey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew B. Manson, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 123 feet of Lots Nos. 13 and 15, and the westerly 123 feet of the northerly 16-1/3 feet of Lot No. 17 of Block "W" on the map of Hadley Bend City Subdivision, as of record in Book 421, Page 120, Register's Office for said county.

Said part of Lots 13, 15 and 17 front together 66-1/3 feet on the easterly side of Liberty Street and extend back between parallel lines 123 feet to a dead line.

Being the same property conveyed to Philip Rainey, and wife, Maia Lopez Rainey, by Warranty Deed from Kathy L. Entsminger and husband, James D. Entsminger, of record in Instrument No. 20040802-0092352 re-recorded at Instrument No. 20050406-0037846 re-recorded at Instrument No. 20050513-0054558 and by Deed of Correction of record in Instrument No. 20060920-0116555, in the Register's Office of Davidson County, Tennessee. **Prior Deed incorrectly has Grantor's name as Maia Lopez Rainey rather than Maria Lopez Rainey.**

Description taken from said Deed of Correction, which combined the descriptions of Parcels 118 and 26.01.

This conveyance is made subject to: Plan of record in Book 421, Page 120, Register's Office for 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 **4006 Liberty Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of September, 2006

Phillip Rainey

Maria Lopez Rainey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Phillip Rainey and Maria Lopez Rainey**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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