PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/21/06 16:17 4 pgs
Fees:23.00 Taxes:13690.00
20060921-0117413

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chartwell Properties, LLC % Richard L. Rhea 2112 Woodlawn Drive Nashville, TN 37212	Chartwell Properties, LLC % Richard L. Rhea 2112 Woodlawn Drive Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: Map 116-03
Parcels 89, 90, 91, 106, 107, 108, 109, and 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilson S. Manning and wife, Arline H. Manning**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Chartwell Properties, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, eight parcels of land in Davidson County, Tennessee described on **EXHIBIT A** attached hereto.

SEE
EXHIBIT A

This conveyance is made subject to the following:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3944, page 25, Book 3944, page 33, Book 3958, page 172, and Book 4041, page 13, Register's Office for Davidson County, Tennessee.

2. All maters shown on survey by Sharondale Surveying, Inc. Dated January 19, 2005, and also known as Project No. 24.242.20.

Description Reference: Described according to (or by reference to) the prior deeds of conveyance.

This is improved property, known as Map 116-03, Parcels 89, 90, 91, 106, 107, 108, 109, and 110.

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.

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' 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.

WITNESS THE EXECUTION HEREOF this 20th day of September, 2006.

Wilson S. Manning

Arline H. Manning by by Wilson S. Manning
Wilson S. Manning, Atty. in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of September, 2006, before me the undersigned authority, personally appeared **Wilson S. Manning**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 20th day of September, 2006.

RALPH W. MELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 29, 2010

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of September, 2006 personally appeared before me, the undersigned, Wilson S. Manning, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **Arline H. Manning** for the purposes therein contained, and who further acknowledged that he is the attorney-in fact for **Arline H. Manning** , and is authorized by **Arline H. Manning** to execute this instrument on behalf of **Arline H. Manning** as her free act and deed.

Witness my hand, at office, this 20th day of September, 2006.

RALPH W. MELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 29, 2010

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 3,700,000.00.

Affiant

Sworn to and subscribed before me this 20th day of September, 2006.

RALPH W. MELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 29, 2010

Notary Public

My commission expires: _____

EXHIBIT A

TRACT I:

LAND in Davidson County, Tennessee, being more described as follows:

BEING the northerly one-half of Lot No. 76 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wilson S. Manning and wife, Arline H. Manning of record in Book 7407, page 74, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, being the southerly half of Lot No. 77 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract,as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wilson S. Manning and wife, Arline H. Manning of record in Book 7427, page 873, Register's Office for Davidson County, Tennessee.

TRACT III:

LAND in Davidson County, Tennessee, being the northerly half of Lot No. 77 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts 50 feet on the west side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wilson S. Manning and wife, Arline H. Manning of record in Book 7410, page 796, Register's Office for Davidson County, Tennessee.

TRACT IV:

Being the southerly 62-1/2 feet of Lot No. 89 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 89 fronts 62-1/2 feet on the northeasterly side of Woodmont Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wilson S. Manning etux of record in Book 10499, page 949, Register's Office for Davidson County, Tennessee.

TRACT V:

LAND in Davidson County, Tennesse, being Lot No. 90 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract as of record in Book 421, page 100, Register's Office for said County.

SAID Lot No. 90 fronts 100 feet on the northeasterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wilson S. Manning and wife, Arline H. Manning of record in Book 7390, page 583, Register's Office for Davidson County, Tennessee.

TRACT VI:

LAND in Davidson County, Tennessee, being the northerly 75 feet of Lot 91 in Kenner Manor Land Company's Second Subdivision of the Kenner Tract, a plan of which is of record in Book 421, page 100, Register's Office for said County.

SAID Lot being the most northerly part of said Lot No. 91 and fronts 75 feet on the easterly side of Woodmont Avenue and extends back eastwardly between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wilson S. Manning and wife, Arline H. Manning of record in Book 7390, page 578, Register's Office for Davidson County, Tennessee.

TRACT VII:

Being the south 25 feet on Lot No. 91 and the north 50 feet on Lot No. 92 on the Map of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, of the Register's Office of said County.

Said parts of said lots adjoin and front together 75 feet on the easterly side of Woodmont Avenue or Boulevard and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wilson S. Manning and wife, Arline H. Manning of record in Book 4693, page 347, Register's Office for Davidson County, Tennessee.

TRACT VIII:

Being the southerly 50 feet of Lot No. 92 on the Map of Kennor Manor Land Company's Second Subdivision, of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Wilson Manning and wife, Arline H. Manning of record in Book 4926, page 927, Register's Office for Davidson County, Tennessee.