AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $425,000.00 Affiant Subscribed and sworn to before me, this 20th day of September, 2006. Notary Public Expiration of commission. 9/20/08

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/02/06 12:17 2 pgs
Fees:13.00 Taxes:1572.50
20061002-0121509

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John c. Beiter, III **Marlee A. Wolf**	**New Owner**	**Map 172-14-O-B, Parcel 235-CO**
5205 Ravens Glen		
Nashville, TN 37211		

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mark A. Manning and Kimberly A. Manning, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Beiter, III, an unmarried man and Marlee A. Wolf, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark A. Manning and Kimberly A. Manning, by Warranty Deed, from Danco Property Investments, L.L.C., of record in Instrument No. 20030712-0097415, Dated July 1, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030422-0052787, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11113, page 691, Instrument No. 20001211-0122000 and Instrument No. 20020520-0061426, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 11124, page 852, Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 11113, page 117, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5205 Ravens Glen, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 20th day of September, 2006.

Mark A. Manning

Kimberly A. Manning

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mark A. Manning and Kimberly A. Manning , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06693-JM**

RECORD & RETURN TO:

Reli, Inc
105 Westpark Dr, Ste 420
Brentwood, TN 37027