WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/06 08:41 2 pgs
Fees:13.00 Taxes:296.00
20061102-0135947

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, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of November, 20 06

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 Manning	SAME	083-01-0-146.00
1903 Benjamin St.		
Nashville, Tn 37206		

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, **Martha F. Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Manning and wife, Linda Manning, and Dava Silva and David Manning, Jr.,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the east one-half of Lot No. 15 on the plan of W.H. Hyronemous Subdivision, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the southerly side of Sharpe Avenue, or Street, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Hal E. Wilson, by deed from Carolyn Ann Meade Holleman and husband, Bobby J. Holleman, on November 5, 1990, of record in Book 8239, page 200, Register's Office for Davidson County, Tennessee. And further conveyed to Martha F. Wilson by Quitclaim Deed from Hal E. Wilson of record in Book 8380, page 866, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 174, Register's Office Davidson County, Tennessee.

This is improved property known as: **1028 Sharpe Avenue, 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 November 1, 2006.

Martha F. Wilson
Martha F. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 1, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY