Davidson County DEEDWARR
Recvd: 11/03/06 13:24 2 pgs
Fees:13.00 Taxes:4625.00

20061103-0137008

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nancy Manis and Manis Partnership	New Owners	Map 93-62
175 Bayshore Drive		Parcel 71
Hendersonville, TN 37075		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary P. Howard, Forty Nine percent (49%) undivided interest** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Nancy Manis and Manis Partnership, Forty Nine percent (49%) undivided interest** (The "Grantees"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEGINNING on the East side of Second Avenue, North, at the corner of a lot now or formerly owned by Nashville Sash and Door Company, said point being in the sidewalk 9 feet from the outside edge of the curbing; thence eastwardly through the South wall of said house and 9 inches North of the South side of said South wall 210 feet to Front Street, or First Avenue, North; thence northwardly with Front Street, or First Avenue, North; thence northwardly with Front Street 59 feet 3 inches, more or less, to the center of the South partition wall of Storehouse No. 158, now, or formerly, owned by Mead Corporation; thence westwardly through the center wall 210 feet, more or less, to a point in said sidewalk 9 feet from the curbing edge; thence southwardly along said Market Street, or Second Avenue North, 59 feet 3 inches, more or less, to the point of beginning.

Being the same property conveyed to Mary P. Howard, Forty Nine percent (49%) undivided interest by Quitclaim Deed from Howard & Manis Enterprises, LLC of record in Instrument Number 20061025 - 0132288, said Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Mary P. Howard pursuant to a Limited Power of Attorney executed by Mary P. Howard, which is being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.

This is improved property commonly known as 154-158 Second Avenue North, Nashville, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,250,000.00.

Mary Howard Albert Hill Aif
Affiant

Subscribed and sworn to before me this 24 day of October, 2006.

Notary Public

My Commission Expires: Sept. 15, 2008

NOTARY PUBLIC
JANNA COLEY
114 N Washington Blvd
Ogden, UT 84404
My Commission Expires Sept. 15, 2008
State of Utah

Albert Hill

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, its successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of October, 2006.

Mary P. Howard
By: Albert F. Uhle Albert F Uhle

STATE OF Utah)
COUNTY OF Davis)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Albert F. Uhle with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Mary P. Howard and who acknowledged that he executed the same as the free act and deed of the said Mary P. Howard.

WITNESS my hand and official seal at ~~Nashville~~ Layton Utah, ~~Tennessee~~, this 24 day of October, 2006.

Janna Coley
Notary Public

My Commission Expires: Sept. 15, 2008

NOTARY PUBLIC
JANNA COLEY
114 N Washington Blvd
Ogden, UT 84404
My Commission Expires Sept. 15, 2008
State of Utah