Davidson County DEEDWARR
Recvd: 11/16/06 14:39 2 pgs
Fees:13.00 Taxes:980.50

20061116-0142636

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2006.

Notary Public
My commission expires: 1/23/10

02-0610-45154

Address of New Owner:	Send Tax Bills to:	Tax Information
R. T. Manley 6104 Baypointe Drive Hermitage TN 37076	New Owner	98-5-B-47.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darlene Gary Biggs and C. Timothy Gary, devisees under the Last Will and Testament of Charles M. Gary, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to R. T. Manley and wife, Evelyn Manley, hereinafter called the Grantees, their successors 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. 47, on the Plan of First Revision, Baypointe Subdivision, Phase I, of record in Instrument No. 20000621-0061773, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Gary and wife, Dorris Marie Gary by deed from Hilda Hagar Barnes, unmarried, dated 2-24-03, recorded 2-25-03, of record in Instrument No. 20030225-0024946, Register's Office for said County, Tennessee.

Further being the same property conveyed to Charles M. Gary by Quitclaim Deed from Doris Marie Gary (aka Dorris Marie Gary), dated 5-24-05, recorded 5-25-05, of record in Instrument No. 20050525-0058906, Register's Office for said County, Tennessee. Said Charles M. Gary having since died.

Further being the same property devised to Darlene Gary Biggs and C. Timothy Gary, Devisees under the Last Will and Testament of Charles M. Gary, deceased by Last Will and Testament of Charles M. Gary, dated 5-24-05, of record in Docket No. 06P43, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6104 Baypointe Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 hand this 3rd day of November, 2006.

Darlene Gary Biggs, devisee

C. Timothy Gary, devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darlene Gary Biggs, devisee, and C. Timothy Gary, devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of November, 2006.

BRIAN LAYNE PAYNE * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TN

State of Tennessee at Large

My Commission expires 12/13/06