Davidson County DEEDWARR
Recvd: 11/29/06 13:18 2 pgs
Fees:13.00 Taxes:77.70
20061129-0147254

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006110066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$21,000.00**

Sworn to and subscribed before me this 27th day of November, 2006.

Affiant

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Matthew B. Manson P. O. Box 8376 Hermitage, TN 37076	New Owner	063-080-063.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bob Bass**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew B. Manson, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Lot 1, HADLEY'S BEND RE-SUBDIVISION OF LOTS 5-8, BLOCK "Z"**, as shown on plat of record in Instrument No. 20040303-0024166, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Richard N. Davis, R. L. S. #2055, Crouch Engineering, P.C., Suite A1, 109 Holiday Court, Franklin, TN 37067.

Being part of the same property conveyed to Bob Bass, by deed from Earline Clark, unmarried, recorded on the 5th day of November, 2003 in Instrument No. 20031105-0162558, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plat of record in Instrument No. 20040303-0024166, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **4004 Cumberland Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this ~~22nd~~ 27th day of November, 2006

Bob Bass

Bob Bass

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Bob Bass**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~22nd~~ 27th day of November, 2006.

Kathy J Byers

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY