WARRANTY DEED

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY TENN.

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Ann Shirley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2006

Connie Hooper
Notary Public:

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chantil Coran Huskey	NEW OWNER/ Taylor, Bean & Whitaker Mtg.	Map 96
828 Allen Road	1417 North Magnolia Ave.	Group 14
Nashville, TN 37214	Ocala, FL 34475	Parcel 117

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jay A. Mann and wife, Brooke D. Mann

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chantil Coran Huskey, unmarried

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:

BEING Lot No. 773, on the Plan of Cloverhill, Section IX, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jay A. Mann and Brooke D. Mann, husband and wife, by deed from Kevin L. Douglas and wife, Kelli M. Douglas, of record in Instrument 20040909-0109228, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2401, Page 227 and Book 2487, Page 431, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 44, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 828 Allen Road, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10th day of November, 2006.

Jay A. Mann

Brooke D. Mann

Davidson County DEEDWARR
Recvd: 11/29/06 14:39 2 pgs
Fees:13.00 Taxes:554.63

20061129-0147383

STATE OF TENNESSEE
COUNTY OF Davidson Williamson

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.