WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
Leigh-Ann Hackett Mann	First Horizon Home Loan Corp.	Map 114
545 Wheatfield Way	1555 W. Walnut Hill Ln., Ste. 200	Group 7-0-B
Nashville, TN 37209	Irving, TX 75038	Parcel 27 CO

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

Thomas L. Nichting and wife, Penny P. Nichting

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Leigh-Ann Hackett Mann, married and husband Nathan Mann
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. 122, on the Plan of Section One, Westchase, of record in Instrument 20021203-0148525, 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 Thomas L. Nichting and Penny P. Nichting, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 20030603-0075487, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20021126-0146387, said Register's Office.

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 Instrument 20021203-0158525, said Register's Office; (3) PUD Boundary of record in Plat Book 9700, Page 521, said Register's Office; (4) TVA Line Easement of record in Book 751, Page 374; Book 787, Pages 13 & 14, said Register's Office; (5) Sewer Line Easement of record in Instrument 20021028-0131574, and Book 5222, Page 720, said Register's Office; (6) Public Utilities Easement of record in Book 8626, Page 852, and Instrument 20021104-0134795, said Register's Office; (7) Ingress and Egress to Cemetery of record in Book 2484, Page 315, 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 545 Wheatfield Way, Nashville, TN 37209

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 30th day of November, 2006.

Thomas L. Nichting

Penny P. Nichting

FILE BOX 45

Davidson County DEEDWARR
Recvd: 12/01/06 10:15 2 pgs
Fees:13.00 Taxes:969.40

20061201-0148397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Nichting and wife, Penny P. Nichting, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2006.

My Commission Expires: 01/27/07

Notary Public

