Davidson County DEEDWARR
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Fees:13.00 Taxes:749.25
20061201-0148401

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(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:
Vida Sobie	First Horizon Home Loan Corp.	Map 103
4211 Nevada Ave.	P.O. Box 7481	Group 3
Nashville, TN 37209	Springfield, OH 45501	Parcel 84

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

Leigh-Ann Mann f/k/a Leigh-Ann Hackett Higgins and husband, Nathan Mann

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

Vida Sobie, married

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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Dickens Subdivision, of record in Book 3300, Page 24, Register's Office for said County.

Said Lot No. 6, which is a corner lot, fronts 111.2 feet on the northerly margin of Wyoming Avenue and fronts 46.2 feet on the easterly margin of 53rd Avenue North, said frontages being joined by a curve having a length of 31.3 feet and extends back 131 feet on the northerly line and 66 feet on the easterly line to a point of intersection.

Being the same property conveyed to Leigh-Ann Hackett Higgins by deed from Kim E. Gibbons, unmarried, of record in Book 11553, Page 596, Register's Office for said County. Leigh-Ann Hackett Higgins is now known as Leigh-Ann Mann.

This conveyance is subject to Restrictions of record in Book 3401, Page 37, 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 Book 3300, Page 24, said Register's Office.

The said Nathan Mann joins in this conveyance to convey any and all marital interest he may have in said property.

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 100 53rd Ave. North, 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 29th day of November, 2006.

Leigh-Ann Mann

Nathan Mann

FILE BOX 45

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 Leigh-Ann Mann f/k/a Leigh-Ann Hackett Higgins and husband, Nathan Mann, 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 29th day of November, 2006.

My Commission Expires: 01/27/07

Notary Public

