This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007020010

Davidson County DEEDWARR
Recvd: 03/26/07 11:14 2 pg
Fees:13.00 Taxes:458.80
20070326-0035934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$124,000.00**

Sworn to and subscribed before me this 21st day of March, 2007.

X Gary A. Roderick
Affiant

Kathy J. Byers
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:
Gary A. Roderick 311 Hadleys Bend Old Hickory, TN 37138	Bank of America, N.A. P. O. Box 9000 Getzville, NY 14068-9000	063-08-0234.00

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, **Matthew B. Manson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary A. Roderick and Crystal M. Simpkins, both unmarried persons, as tenants in common, with rights of survivorship,** 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 2, 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 the same property conveyed to Matthew B. Manson, unmarried, by deed from Bob Bass, of record in Instrument No. 20061129-0147252, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 20040303-0024166, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **311 Hadleys Bend, 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 21st day of March, 2007.

Matthew B. Manson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Matthew B. Manson**, 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 21st day of March, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY