WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/07 11:59 2 pgs
Fees:13.00 Taxes:370.00
20070501-0051731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN AMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Quarles	Lehman Brothers Bank, FSB	069-04-0-031.00
(NAME)	(NAME)	
4005 Clarksville Pike	400 Professional Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Gaithersburg, MD 20879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Noah Horace Mann Jr. and Barbara E. Mann, Trustees U/A/D Nov. 14, 1994, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Quarles and Patracia Quarles, husband and wife, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4005 Clarksville Pike, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of April 2007.

Noah Horace Mann Jr. as Trustee

Barbara E. Mann as Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Noah Horace Mann, Jr., & Barbara E. Mann, within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April 2007.

Commission expires:

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3, Section BB on the Plan of Fairview, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, as follows:
Said Lot No. 3 fronts 100 feet on the westerly side of the Nashville and Clarksville Road Known as Highway #112, and runs back between parallel lines 300 feet to the east line of Lot No. 24; the southerly line of said lot being 175 feet northerly from and parallel with Fairview Drive.

Being the same property conveyed to NOAH HORACE MANN, JR. AND WIFE, BARBARA E. MANN, TRUSTEES U/A/D NOVEMBER 14, 1994, by deed from NOAH H. MANN, JR. AND WIFE, BARBARA E. MANN, of record in Book 9533, page 698, said Register's Office.