THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return To. **Elite Title Company** **109 West Park Drive** **Suite 350** **Brentwood, TN 37027** 60702 23	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2007. Notary Public MY COMMISSION EXPIRES: 7/27/10 (AFFIX SEAL)

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond B. Manley	NEW OWNER	105100B00900C0
2015-C Beech Avenue		
Nashville, TN 37204		
(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, **D H T Family Limited Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond B. Manley and wife, Pamela J. Manley**

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 Unit No. 7 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 26040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of' Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to David H. Thomas, unmarried, by Warranty Deed dated May 27, 2004, from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20040528-0063370, Register's Office for Davidson County, Tennessee. And being further conveyed by Quitclaim Deed to D H T Family Limited Partnership, a Tennessee limited partnership, of record as in Instrument No. 200503220030897, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2015-C Beech Avenue, Nashville, TN 37204.**

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 _____ hand( ) this the 15th day of May, 2007.

D H T Family Limited Partnership

By: _____ GP
David H. Thomas, Jr., General Partner

Davidson County DEEDWARR
Recvd: 05/23/07 10:33 2 pgs
Fees:13.00 Taxes:810.30

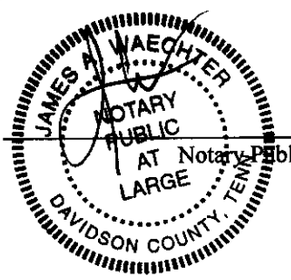
20070523-0061506

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, a Notary Public in and for said State and County, personally appeared David H. Thomas, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of **D H T Family Limited Partnership**, and is authorized by the maker to execute this instrument on behalf of D H T Family Limited Partnership.

Witness my hand and seal this the 15th day of May, 2007.

My Commission expires 1-26-08



Notary Public