Return to: FIrst TItle and Escrow Company, Inc.
File Number 26619 Box 9B

Davidson County DEEDWARR
Recvd: 05/25/07 14:56 3 pgs
Fees:18.00 Taxes:555.00

20070525-0062793

gTHIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2007.

Notary Public

My commission expires

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Name and Address of New Owner:

Adam S. Ryan
3314 West End Avenue, Unit No. 705
Nashville, TN 37203

Send Tax Bills To:
~~New Owner~~
Wachovia Mortgage Corporation
1100 Corporate Center Drive
Raleigh, North Carolina 27607

Street Address of Subject Property:

3314 West End Avenue, Unit No. 705
Nashville, TN 37203

Map and Parcel:

104-6-B 705 CO

WARRANTY DEED

FOR AND IN CONSIDERATION *of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,* ***DAVID LYNN MANNING AND WIFE, LISA Z. MANNING,*** *hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto* ***ADAM S. RYAN, unmarried,*** *hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:*

A certain condominium Apartment Unit No. 705 of The Park Road Condominium created under Title 64, Section 2701, et seq., as amended in Section 66-27-101, et seq., of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, page 831, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, page 390, in said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to David Lynn Manning, an unmarried person, by Warranty Deed from Freeman Webb Developers, Inc. of record in Book 5845, page 993, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2007, which have been prorated between the parties and assumed by Grantee.
2. Matters shown on Plan of record in Book 5200, page 390, Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park Road Condominium of record in Book 5845, page 831, in the Register's Office for Davidson County, Tennessee.
4. Charter of The Park Road Condominium Homeowners' Association of record in Book 5845, page 824, in said Register's Office.
5. Quitclaim Deed to Homeowners' Association for Lawn Space of record in Book 5845, page 899, in said Register's Office.
6. Grant of underground utility easement to Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20020830-0105416, in said Register's Office.
7. Subject to the rights of others in and to the common elements.
8. Subject to the lien for special assessments contained in the Master Deed.

***TO HAVE AND TO HOLD** the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantee understands that Grantors are conveying all their right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantors further covenant*

and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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 18th day of May, 2007.

DAVID LYNN MANNING

LISA Z. MANNING

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 **DAVID LYNN MANNING AND WIFE, LISA Z. MANNING,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written. 5/18/07

NOTARY PUBLIC

My commission expires:

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

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