Return To:
Elite Title Company
103 West Park Drive
Suite 350
Brentwood, TN 37027
60070244

~~RECORD & RETURN TO:~~
~~FILE BOX 36, Davidson County~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/07 11:57 2 pgs
Fees:13.00 Taxes:510.60
20070531-0064665

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,000.00.

Peggy L Hill
Affiant

Subscribed and sworn to me on May 18, 2007.

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22537SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Raymond B. Manley Pamela J. Manley 265 Ocala Drive Nashville, TN 37211	SAME AS NEW OWNER	162-06-209

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert M. Noerper and wife, Tracy E. Noerper, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Raymond B. Manley and wife, Pamela J. Manley, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Section Two, Fair Oaks, of record in Plat Book 4460, pages 52 and 53, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Robert M. Noerper and wife, Tracy E. Noerper, by Deed from Consolidated Investment Company, a Tennessee general partnership, of record as Instrument No. 20050419-0043663 in the Register's Office for Davidson County. Tennessee.

The conveyance of the above-described parcel of land is subject to the following

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 4460, pages 52 and 53, in the Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 4556, page 718, in said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 265 Ocala Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on May 18, 2007.

Robert M. Noerper

Tracy E. Noerper

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2007, before me personally appeared Robert M. Noerper and Tracy E. Noerper to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 18, 2007.

NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE