Davidson County DEEDWARR
Recvd: 06/14/07 12:04 2 pgs
Fees:13.00 Taxes:1665.00
20070614-0071344

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45254

WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Diana F Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana F. Nelson	S A M E	131-14-50
848 9th Ave. SW		
Rochester, MN 55902		

FOR AND IN 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, I/WE,

William L. Manofsky and wife, Margaret Marie Manofsky

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diana F. Nelson, unmarried

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 Lot No. 300 on the Plan of Seven Hills, Section VI, as of record in Book 2900, page107, Register's Office for said County.

Said lot fronts 175.8 feet on the west side of Villa Green Drive and runs back 424.1 feet on the north line and 423.6 feet on the south line to a dead line in the rear on which it measures 29 feet.

Being the same property conveyed to William L. Manofsky and wife, Margaret Marie Manofsky, by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 3248, Page 197, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4629 Villa Green Drive, Nashville, TN 37215

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 my/our hand(s) this 30th day of May, 2007

William L Manofsky by Stephen L Meyer, atty-in-fact
William L. Manofsky

Margaret Marie Manofsky by Stephen L Meyer, atty-in-fact
Margaret Marie Manofsky

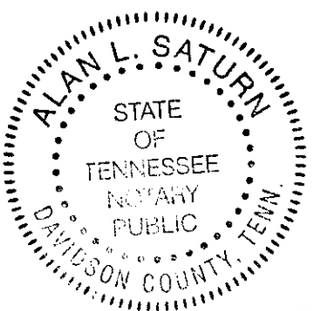
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of May, 2007, personally appeared Stephen L. Meyer to me known to be the person who executed the foregoing instrument on behalf of William L. Manofsky and Margaret Marie Manofsky as Attorney in Fact, and acknowledged that Stephen L. Meyer executed the same as the free act and deed of the said William L. Manofsky and Margaret Marie Manofsky.

Witness my hand and official seal this 30th day of May, 2007.

Notary Public

My Commission Expires: 7/24/2010



My Commission Expires JULY 24, 2010