Return to

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007080009

Davidson County DEEDWARR
Recvd: 08/06/07 10:15 2 pgs
Fees:13.00 Taxes:122.10
20070806-0093169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$33,000.00**

Sworn to and subscribed before me this 3rd day of August, 2007.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Steve Sloan 720 Falcon Drive Madison, TN 37115	Same	043050278.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matt Manson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Sloan d/b/a Steven Builders**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the First Revision of Lots 5, 6, & 7, Crestview Estates, of record in Instrument No. 20060830-0107343, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Plat prepared by Tommy E. Walker, R.L.S. #1465, P. O. Box 495, Ridgetop, TN 37152.

Being part of the same property conveyed to Matt Manson, by Warranty Deed from E. Mark Turner, of record in Instrument No. 20060503-0051374, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 20060830-0107343, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as **805 Cedarcrest Avenue, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of August, 2007

Matt Manson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Matt Manson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY