BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#20783-2

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/24/07 08:57 2 pgs
Fees:13.00 Taxes:1665.00
20070824-0101349

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MARCUS L. MANNO and DANA T. MANNO	**"NEW OWNERS"**	**Map 116-04-0 Parcel 045.00**
168 Kenner Avenue		
Nashville, TN 37205		

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, WE,

HENRY D. HERR and wife, JUDEE L. HERR

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

MARCUS L. MANNO AND WIFE, DANA T. MANNO

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 the northerly half of Lot No. 21 on the Plan of Kenner-Mannor Land Co.'s Second Subdivision of the Kenner Tract, as of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 21 fronts 50 feet on the easterly side of Kenner Avenue and runs back 170 feet on the North line and 166.5 feet, more or less, on the South line to the westerly line of a 10-foot strip marked "reserved" on said plan, and shows 50.08 feet on said strip.

BEING the same property conveyed to Henry D. Herr and wife, Judee L. Herr, by Warranty Deed and Irrevocable Durable Power of Attorney dated May 13, 1999, from Thomas J. Haggerty and wife, Claudia Haggerty, of record in Book 11543, Page 448, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Joint Driveway Agreement of record in Book 11150, Page 838, said Register's Office; any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **168 Kenner Avenue, Nashville, TN 37205**.

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 **23rd** day of **August, 2007.**

HENRY D. HERR

JUDEE L. HERR

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 **HENRY D. HERR and wife, JUDEE L. HERR,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **August, 2007.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09