This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007100059

Davidson County DEEDWARR
Recvd: 11/01/07 10:02 2 pgs
Fees:13.00 Taxes:111.00
20071101-0128790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$30,000.00**

Sworn to and subscribed before me this 30th day of October, 2007.

Affiant

Notary Public

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Marvin Manson 216 Shady Grove Rd. Nashville, TN 37214	New Owner	06308012400

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MM PROPERTIES, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marvin Manson and Victor Todd Jenkins**, 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 1, BAY POINT ESTATES**, as shown on plat of record in Instrument No. 20070607-0068362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat was prepared by Steven D. Delle, RLS No. 1710, Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, dated April 24, 2007.

Being part of the same property conveyed to Matthew B. Manson, by deed from Beverly L. Watts and Constance L. Singleton, of record in Instrument No. 20070501-0051997, Register's Office for Davidson County, Tennessee. Matthew B. Manson having since conveyed the property to MM Properties, LLC, by Quitclaim Deed as recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088741, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 20070607-00683262, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes have been prorated and paid at closing.

This is unimproved property known as **4009 University Avenue, Old Hickory, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees 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 itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of October, 2007.

MM PROPERTIES, LLC

By: _____
Matt Manson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Matt Manson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **MM PROPERTIES, LLC**, the within named bargainor, a limited liability company, and that he as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 30th day of October, 2007.

_____
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY