LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF **NOVEMBER, 2007.** Notary Public MY COMMISSION EXPIRES: **AUGUST 23, 2011** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL MODINE, ET UX	**SAME**	**091-10-0-116.00**
(NAME) **706 HITE STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, BILLY G. MANN, MICHAEL WILLIAM MANN, MITCHELL GENE MANN, MELISSA LEE MANN HANEY, MARGARETT MILES MANN FAIRCLOTH AND MONICA NANCYE MANN SLATER, BEING ALL THE HEIRS AT LAW OF NANCYE L. MANN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MODINE AND WIFE, BETTY J. MODINE ,** HEREINAFTER CALLED THE GRANTEE, HER 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. 123, on the Plan of Urbandale, Section 2, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 123 fronts 50 feet on the easterly margin of Hite Street and extends back 173 feet on the northerly line and 193.3 feet on the southerly line to a dead line in the rear measuring 54.21 feet thereon.

Being the same property conveyed to Nancye L. Mann, a married woman, by deed of record as Instrument No. 20000413-0037423, dated April 13, 2000, said Register's Office, the said Nancye L. Mann having since died intestate on December 21, 2006, leaving as her Heirs at Law, Billy G. Mann, Michael William Mann, Mitchell Gene Mann, Melissa Lee Mann Haney, Margarett Miles Mann Faircloth and Monica Nancye Mann Slater, as evidenced by the Affidavit of Heirship being recorded simultaneously herewith as Instrument Number 20071119013537 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

Davidson County DEEDWARR
Recvd: 11/19/07 14:41 2 pgs
Fees:13.00 Taxes:262.70
20071119-0135375

Unimproved ( )
This is improved(X) property, known as **706 HITE STREET, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand(s) this 17th day of November, 2007.

Billy G. Mann

BILLY G. MANN

Michael William Mann

MICHAEL WILLIAM MANN

Mitchell Gene Mann

MITCHELL GENE MANN

Melissa Lee Mann Haney

MELISSA LEE MANN HANEY

Margarett Miles Mann Faircloth

MARGARETT MILES MANN FAIRCLOTH

Monica Nancye Mann Slater

MONICA NANCYE MANN SLATER

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 **Billy G. Mann, Michael William Mann, Mitchell Gene Mann, Melissa Lee Mann Haney, Margarett Miles Mann Faircloth, Monica Nancye Mann Slater,** the bargainor(s), 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 17 day of November, 2007.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen

Notary Public