THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/08 16:24 2 pgs
Fees:13.00 Taxes:925.00
20080102-0000400

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

Affiant

Sworn to and subscribed before me this 2nd day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 3-21-09

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert P. Ziegler, etux	Same	Map 116-04
711 Crescent Rd.		Par. 34
Nashviille, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dana L. Tardy Manno and husband, Marcus L. Manno**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Robert P. Ziegler and wife, Patricia M. Ziegler**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Kenner Avenue at the corner of Lots Nos. 27 and 28; thence, with said Avenue, southwardly 66 feet to the northwest corner of the property conveyed to L. P. Hayes Building and Sales Company, by deed from James A. Stevens and wife, of record in Book 716, page 381; thence with the Company's northerly line, eastwardly 95 feet, more or less, to the westerly margin of a 10-foot reserved strip; thence, with said strip, northwardly, 60 feet, more or less, to the corner of Lots Nos. 27 and 28; thence, with the line between said two lots, westwardly, 123.5 feet to the beginning.

Being the same property conveyed to Dana L. Tardy by deed from David H. Wall, of record in Instrument No. 20000921-0093888, and by Deed of Correction of record in Instrument No. 20001025-0105712, Register's Office for Davidson County, Tennessee.

Marcus L. Manno, husband of Dana L. Tardy Manno, executes this instrument to convey any and all interest he may have in the above-described property.

This is improved property known as 194 Kenner Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 2nd day of January, 2008.

DANA L. TARDY MANNO **MARCUS L. MANNO**

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, **Dana L. Tardy Manno and Marcus L. Manno**, the Bargainer, 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 this 2nd day of January, 2008.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-21-09

My Commission Expires MAR 21, 2009

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds