McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 15, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2008.

Notary Public
My commission expires:

15-0802-151354

Address of New Owner:	Send Tax Bills to:	Tax Information
Ellery Q. Mannery 205 Maple Street Madison TN 37115	New Owner	043-13-0-078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Victor S. Poole and wife, Sharon R. Poole, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ellery Q. Mannery and Lydia D. Mannery, husband and wife, hereinafter called the Grantees, their successors 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. 47 and 48, Block "B", on the Plan of Forrest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gordon L. Hawkins and wife, Donna L. Hawkins by deed from Janie Mae Jones Dedmon, a widow, dated February 16, 2005, recorded February 18, 2005, of record in Instrument No. 20050218-0018488, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Victor S. Poole and wife, Sharon R. Poole by deed from Gordon L. Hawkins and wife, Donna L. Hawkins, dated June 26, 2006, recorded June 29, 2006, of record in Instrument No. 20060629-0077923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 205 Maple Street, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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.

Davidson County DEEDWARR
Recvd: 03/13/08 13:16 2 pgs
Fees:13.00 Taxes:503.20
20080313-0025371

WITNESS my hand this 3rd day of March, 2008.

Victor S. Poole

Sharon R. Poole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Victor S. Poole and Sharon R. Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 3rd day of March, 2008.

State of Tennessee at Large

My Commission expires: 05/03/2010