PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49316
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan M. Menking F. Manfred Menking 102 Glendale Garden Drive Nashville, Tennessee 37204	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 131080B00200CO

Davidson County DEEDWARR
Recvd: 05/15/08 14:05 2 pgs
Fees:13.00 Taxes:1461.50

20080516-0050676

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Pinckney and spouse, Joyce K. Pinckney**, hereinafter called the **Grantor**, have bargained and sold, and by these presents does hereby transfer and convey unto **F. Manfred Menking and spouse, Susan M. Menking** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Amended Final Plat of Glendale Garden of record in Book 6900, page 273, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Pinckney and wife, Joyce K. Pinckney by warranty deed from Richard D. Sweeney and wife, Janice B. Sweeney dated Feb. 27, 1986 and recorded on Feb. 28, 1986 of record in Book 6792, page 596, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 273, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Restrictions of record in Book 6356, page 222, Declarations of Covenants, Conditions and Restrictions of record in Book 6544, page 199, amended in Book 6658, page 268, Book 8044, page 660, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Thomas M. Pinckney and Thomas Pinckney being one and the same person.

This is improved property, known as: 102 Glendale Garden Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2008.

Thomas Pinckney

Joyce Pinckney K. Pinckney

State of TENNESSEE

County of DAVIDSON

On this 15th day of May, 2008 , before me the undersigned authority, personally appeared Thomas K. Pinckney and Joyce Pinckney , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Sworn and subscribed before me this the 15th day of May, 2008

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011