Davidson County DEEDWARR
Recvd: 06/04/08 12:16 2 pgs
Fees:13.00 Taxes:806.60

20080604-0057164

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of May, 2008.

Notary Public
My commission expires: 9.19.09

03-0804-35395

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard William Mankenin	Bank of America	091-15-0 120.00
310 53rd Avenue North	PO Box 535818	
Nashville TN 37209	Atlanta, GA 30353-5318	

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, Susan B. Rimgale Presnell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard William Mankenin, 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:

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Beginning at a point in the east margin of 53rd Avenue North, 45 feet south from the corner of 53rd Avenue North and Elkins Avenue; thence continuing south along said margin 45 feet to a point; thence east running between parallel lines 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to Susan B. Rimgale by deed from Todd H. St. John and wife, Pamela P. St. John, dated 4/29/02, recorded 5/9/02, in Instrument No. 20020509-0057611, Register's Office for Davidson County, Tennessee. Susan B. Rimgale having since married and now being known as Susan B. Rimgale Presnell.

Aaron Presnell, husband of Susan B. Rimgale Presnell, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 310 53rd Avenue North, Nashville, TN 37209

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.

WITNESS my hand this 29th day of May, 2008.

Susan B. Rimgale Presnell by Aaron Presnell, Attorney in Fact

Susan B. Rimgale Presnell by Aaron Presnell, Attorney in Fact

Aaron Presnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron Presnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Susan B. Rimgale Presnell, and that he is authorized by Susan B. Rimgale Presnell to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 29th day of May, 2008.

Karen Colbert

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY