Davidson County DEEDWARR
Recvd: 07/02/08 14:38 2 pg
Fees:13.00 Taxes:650.83
20080702-0068572

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ervin J. Mann and wife, Phyllis G. Mann, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Clarence J. Stevenson, an unmarried man, 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. 295, on the Plan of Priest Lake Park, Section 5, of record in Book 4460, pages 174, 175, and 176, Register's Office for said County.

Being the same property conveyed to Erwin J. Mann and wife Phyllis G. Mann by deed from Richard G. Wigart and wife Wanda L. Wigart dated January 13, 2005 of record in Instrument Number 20050118-0006255, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3815 Priest Lake Drive, Nashville TN, 37217.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

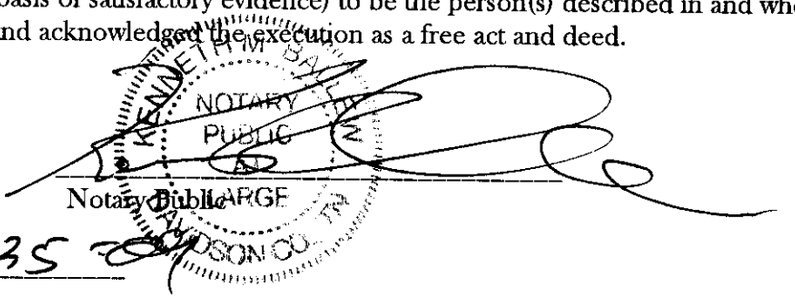
WITNESS THE EXECUTION HEREOF this 30th day of June, 2008.

Ervin J. Mann

Phyllis G. Mann

State of Tennessee)
County of Davidson)

On this 30th day of June, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ervin J. Mann and Phyllis G. Mann, the bargainor(s), 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.

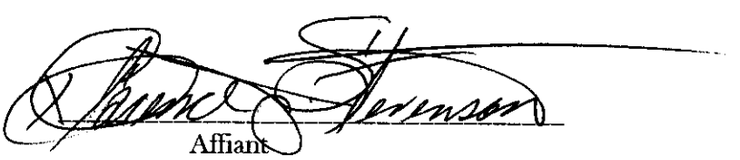


Notary Public

My Commission Expires: 7-25-09

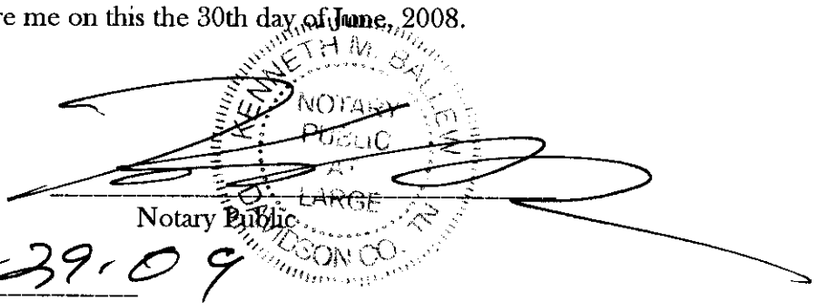
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,900.00.



Affiant

Sworn and subscribed before me on this the 30th day of June, 2008.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Clarence J. Stevenson	Regions Bank	136-6-24
3815 Priest Lake Drive	2050 Parkway Office Circle	
Nashville, TN 37217	Birmingham, AL 35244	