Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/08/08 10:19 2 pgs
Fees:13.00 Taxes:242.35

20080708-0070072

06-0805-73068

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $65,500.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2008.

Notary Public
My commission expires: January 17, 2012

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Thomas John Garret Hays	CTX Mortgage Company, LLC	173-01-0-241.00
513 Maxine Drive	3100 McKinnon, Corp. 2nd Floor	
Antioch TN 37013	Dallas, TX 75201	173-01-0 – 241.00

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, Loretta Manning fka Lorretta Werner and Ronald Manning, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas John Garret Hays, a single person, 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. 21-B, on the Plan of Zone Lot Divisions, Monte Carlo, Section IV, Lots 21and 22, of record in Book 5800, Page 242; amended in Book 5200, Page 779, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Loretta Werner by deed from Darla S. Hicks, unmarried, dated April 22, 2002, recorded April 24, 2002, of record in Instrument No. 20020424-0050735, 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 513 Maxine Drive, Antioch, TN 37013

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 26th day of June, 2008.

Loretta Manning

Ronald Manning

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Loretta Manning and Ronald Manning, 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 Mt. Juliet, TN, this 26th day of June, 2008.

Kathleen Tomlinson
Davidson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12