Davidson County DEEDWARR
Recvd: 08/12/08 08:44 2 pgs
Fees:13.00 Taxes:107.30

20080812-0082707

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 29,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2008

Notary Public

My Commission Expires: 11-29-2011

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Heath O. Bush	440 Robin Hill Road	73-13-0-193.00
1615 Lethia Drive	Clarksville, TN 37043	
Nashville, TN 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Jerome Manning, married** said Grantor does hereby bargain, sell, transfer and convey unto, **Heath O. Bush, unmarried** hereinafter called the Grantees, their heirs 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. 13, as shown on the Map entitled Plan of Mailan Heights, as shown on plat of record in Plat Book 1835, page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 82.3 feet on the easterly side of Lethia Drive and runs back 176.2 feet on the northerly line and 175 feet on the southerly line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to Jerome Manning, an unmarried man in Instrument No. 20070829-0103954, recorded 8/29/2007, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

X Unimproved Property

Commonly known as: 1615 Lethia Drive , Nashville, TN 37206

TO HAVE AND TO HOLD **the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto** belonging, unto said GRANTEES, their heirs and assigns forever; and we do **convenant with the said GRANTEES that we are** lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 8th day of August , 2008.

Jerome Manning

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of August, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerome Manning** the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of August, 2008.

Notary Public

My Commission Expires: 11-29-2011

