Prepared by:
The Law Office of Ryan Trammel, PLLC
116 N. Greenwood Street
Lebanon, TN 37087

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

Stacey Palmer
Affiant

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

Rebekah Sims
Notary Public
My commission expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/15/08 09:46 2 pg
Fees:13.00 Taxes:806.60
20080815-0083963

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason M. Egnatic	FRANKLIN AMERICAN MTG	098090A09200
Tracy N. Egnatic	5001 CORPORATE CENTRE DRIVE	
5305 Mast Point	STE 400	
Hermitage, TN 37076	FRANKLIN, TN 37067	

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, **David K. Manes and wife, Mary Manes**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Jason M. Egnatic and wife, Tracy N. Egnatic**, 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 175 on the plan of Phase Three-A, Lakeshore, of record in Book 7900, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property convyed to David K. Manes by deed from Frank Batson Homes, Inc. of record in Book 9208, Page 698, said Register's Office.

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 5305 Mast Point, Hermitage, TN 37076

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 8th day of August, 2008.

David K. Manes

Mary Manes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David K. Manes and wife, Mary Manes, 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 Lebanon, TN, this 8th day of August, 2008.

Ryan Trammel - Notary Public
State of Tennessee at Large

My Commission expires: 02/01/2009

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Record & Return to:

CLG Title & Ecrow Services, LLC
1104-B Fatherland St.
Nashville, TN 37206
200807002B