#647

Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

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THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
507 East College Street
Dickson, Tennessee 37055
CHIC 8719

Davidson County DEEDWARR
Recvd: 09/08/08 14:58 2 pgs
Fees:13.00 Taxes:433.36
20080908-0091932

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100 ($117,125.00) DOLLARS, cash in hand paid by KWABENA A. ADDISON-AMPONSAH and wife, ADWOA A. AMPONSAH, receipt of which is hereby acknowledged, we, ROGER D. MANNING and wife, CAROLYN F. MANNING, have bargained and sold, and by these presents transfer and convey unto the said KWABENA A. ADDISON-AMPONSAH and wife, ADWOA A. AMPONSAH, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot Number 35 on the Plan of Section D, Valley Grove, of record in Plat Book 5800, Page 153, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roger D. Manning and wife, Carolyn F. Manning by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, dated July 20, 1989 and of record in Book 7895, Page 913, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Central Valley Drive.
>
> This conveyance is subject to restrictive covenants of record in Book 6096, Page 287 and Book 6011, Page 304, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on final plat of record in Plat Book 5800, Page 153, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KWABENA A. ADDISON-AMPONSAH and wife, ADWOA A. AMPONSAH, their heirs and assigns, forever. And we do covenant with the said KWABENA A. ADDISON-AMPONSAH and wife, ADWOA A. AMPONSAH, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said KWABENA A. ADDISON-AMPONSAH and wife, ADWOA A. AMPONSAH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 21st day of August, 2008.

Roger D. Manning
ROGER D. MANNING

Carolyn F. Manning
CAROLYN F. MANNING

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ROGER D. MANNING and wife, CAROLYN F. MANNING, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 21st day of August, 2008.

Joseph M. Barrett
NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $117,125.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 21st day of August, 2008.

Judy Painter-Rose
NOTARY PUBLIC

My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

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Tax Map 087
Group 13
Parcel No. 60.00

ADDRESS OF NEW OWNERS:
Mr. & Mrs. Addison-Amponsah
2012 Pony Pool
Mt. Juliet, TN 37121
SEND TAX BILLS TO:
Wells Fargo Bank N.A
2701 Wells Fargo Way
Minneapolis, MN 55467-8000