PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of September, 2008, by and between DONALD M. GRAHAM, AN UNMARRIED MAN, hereinafter called Grantor, and CARLTON L. MANN and AMELIA (LISA) MANN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DONALD M. GRAHAM, AN UNMARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto CARLTON L. MANN and AMELIA (LISA) MANN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1121 RICHMOND DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Donald M Graham

DONALD M. GRAHAM
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/12/08 11:50 3 pgs
Fees:18.00 Taxes:471.38

20080912-0093569

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DONALD M. GRAHAM, AN UNMARRIED MAN, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 5th day of September, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name and Address of Property Owner:

CARLTON L. MANN and AMELIA (LISA) MANN

519 POINCIANA DRIVE
HOMEWOOD, AL 35209

Property Address:

1121 RICHMOND DRIVE, NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

519 Poinciana Drive
Homewood, Al 35209

Map & Parcel #: MAP 61.08, PARCEL 2.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$127400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5 day of **September, 2008.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8198

EXHIBIT 'A'

Lot No. 11 on the Plan of King's Subdivision, Section No. 1, as of record in Book 1130, page 94, Register's Office for said County. Said Lot No. 11 fronts 70 feet on the northerly side of Richmond Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to DONALD M. GRAHAM, AN UNMARRIED MAN, by Warranty Deed from MELVIN GRAHAM AND SARAH F. GRAHAM, of record in BOOK 9500, PAGE 357, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 61.08, PARCEL 2.00).

2. All matters as set forth on the Plan of Section One, King Subdivision of record in Book 1130, page 94, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4172, page 230, Register's Office for DAVIDSON County, Tennessee.