WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/08 09:57 4 pgs
Fees:23.00 Taxes:958.30
20080919-0095588

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $259,000.00.

Daphne M Davis
Affiant

Subscribed and sworn to before me this 15th day of Sept., 2008.

Elizabeth Maison
Notary Public
My Commission expires: 4-15-12,
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Manning	SAME	061-07-0-153.00
1903 Benjamin Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hal Wilson and Martha Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Manning**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 811 Maplewood Place:
Being Lot No. 6 of Block "C" on the Map of Broadmoor, of record in Book 547, page 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilson Enterprises, Inc., by deed on January 9, 2004, of record in Instrument Number 20040120-0007375, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson and wife, Martha Wilson of record in Instrument Number 20050203-0013067, said Register's Office.

Tract 2: 2822 Jones Avenue:
Being Lot No. 20E on the unrecorded survey by Ralph W.C. Lambert dated February 22, 1959 of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III and being triangular in shape, described according to a survey made by John Kohl Surveyor dated December 10, 1976, as follows:

Beginning at a point in the westerly margin of Jones Avenue at the corner of Lot No. 20 E and 20 D; thence with the line between said lots southwesterly 275 feet to a point; thence northeasterly 275 feet to the westerly margin of Jones Avenue; thence with the margin of same northwesterly, around a slight curve 70 feet to the point of beginning.

Being part of the same property conveyed to Wilson Enterprises, Inc by Deed on July 20, 2006, of record in Instrument Number 20060801-0093568, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson by Quitclaim Deed of record in Instrument Number 20061212-0152967, said Register's Office.

Tract 3: 2418 North 16th Street:
Being Lot No. 21 on the plan of G.A. Pickup Addition in the 27th Ward of Nashville, Tennessee, of record in Book 974, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 21 fronts 71 feet on the easterly side of North 16th Street, extended, and runs back between parallel lines 113.4 feet on the southerly line and 77.5 feet on the northerly line, along the southerly margin of a 12 foot alley, to the westerly line of the right-of-way of the L&N Railroad, on which it measures 82.3 feet.

Being part of the same property conveyed to Wilson Enterprises, Inc by Deed on July 20, 2006, of record in Instrument Number 20060801-0093568, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson by Quitclaim Deed of record in Instrument Number 20061212-0152967, said Register's Office.

Tract 4: 734 North 5th Street:
Being part of an unnumbered tract on the plan of Mrs, Sarah H. Hart's Subdivision of Lots in East nashville, as of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of North 5th Street 50 feet south of the southwest corner of said street and Arrington Street; thence with the westerly margin of North 5th Street southwardly 50 feet to the northeast corner of the property conveyed to Lewis Minnie and wife by deed from Minnie Martin and husband of record in Book 1973, page 460, said Register's Office; thence with Minnie's northerly line westwardly 170 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet; thence eastwardly 170 feet to

the beginning.

Being part of the same property conveyed to Wilson Enterprises, Inc by Deed on July 20, 2006, of record in Instrument Number 20060801-0093568, Register's Office for Davidson County, Tennessee. And further conveyed to Hal Wilson by Quitclaim Deed of record in Instrument Number 20061212-0152967, said Register's Office.

The property is subject to the following:

Tract 1: 811 Maplewood Place:

- Subject to all matters as shown on the Plan of record in Book 547, page 161 and 162, Register's Office Davidson County, Tennessee.

Tract 2: 2822 Jones Avenue:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

Tract 3: 2418 North 16th Street:

- Subject to all matters as shown on the Plan of record in Book 974, page 43, Register's Office Davidson County, Tennessee.

Tract 4: 734 North 5th Street:

- Subject to all matters as shown on the Plan of record in Book 57, page 151, Register's Office Davidson County, Tennessee.

This is improved property known as: **811 Maplewood Place, Nashville, TN**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 15, 2008.

Hal Wilson

Martha Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hal Wilson and Martha Wilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 15, 2008

My commission expires 8/23/11

Notary Public



I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)