This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008100005

Davidson County DEEDWARR
Recvd: 11/19/08 10:25 2 pgs
Fees:13.00 Taxes:92.50
20081119-0113918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $25,000.00

Sworn to and subscribed before me this 5th day of November, 2008.

Affiant

Notary Public

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
George Eddie Manson P. O. Box 931 Hermitage, TN 37076	New Owner	05302011300

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MM Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Eddie Manson, a single person,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units A & B as described in Exhibit B of the Master Deed and Bylaws for GEM PLACE, a Horizontal Property Regime, of record in Instrument No. 20081029-0108080, Register's Office for Davidson County, Tennessee. Description taken from site plan of said Master Deed.

Being the same property conveyed to MM Properties, LLC, by Warranty Deed from Magnolia Plantation LLC, as recorded on the 5th day of November, 2007 in Instrument No. 20071105-0130113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Master Deed of record in Instrument No. 20081029-0108080, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as **1306 A & B Merritt Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 5th day of November, 2008.

MM Properties, LLC

By: _____
Matthew B. Manson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Matthew B. Manson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager of MM Properties, LLC,** the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, this 5th day of November, 2008.

_____
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY