Return to: First Title and Escrow Company, Inc.
File Number 28178 Box 9B

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 12/29/08 13:46 3 pgs
Fees:18.00 Taxes:8047.50
20081229-0122916

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CRISTINA M. READ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven V. Manoukian	SunTrust Mortgage	MAP 117-5
3439 Hampton Avenue	401 Commerce Street	PARCEL 103
Nashville, TN 37215	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dwight P. Wiles, Trustee Under Trust Agreement dated February 25, 2005.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven V. Manoukian and wife, Amy Manoukian**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the Twenty-Fifth Councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, lying on the south side of Hampton Avenue and being more particularly described according to a survey prepared by H & H Land Surveying, Inc., dated August 12, 2003, Job No. 2003-538 and proceeding as follows:

Beginning at an iron rod (new) on the south right of way line of Hampton Avenue, a 50 foot right of way, at the northeast property corner of Elizabeth Turner McKelvey as recorded in Deed Book 5623, page 880, Registers Office for Davidson County, Tennessee; said iron rod being situated 967 feet, more or less, from the easterly right of way line of Bowling Avenue as measured along the south right of way line of Hampton Avenue, thence with the south right of way line of said Hampton Avenue, south 83 degrees, 10 minutes, 55 seconds east 100 feet to an iron rod (new) at the northwest property corner of Dudley M. West etux as of record in Deed Book 8055, page 403, Registers office for Davidson County, Tennessee; thence leaving the south right of way line of Hampton Avenue and with the West property line of said west south 03 degrees, 24 minutes, 08 seconds, east 300 feet to an iron rod (old) at the northeast property corner of Elisabeth McKee Fitzgerald as of record in Deed Book 8273, page 6, Registers Office for Davidson County, Tennessee; thence with the north property line of said Fitzgerald, in part, north 84 degrees 29 minutes, 40 seconds west 118.23 feet to an iron rod (old) at the southeast corner of the aforementioned Elizabeth Turner McKelvey property; thence with the east property line of said McKelvey, north 00 degrees, 06 minutes, 44 seconds east 300 feet to the point of beginning and containing 32,234 square feet or 0.740 acres, as calculated by the above courses and distances.

Being the same property conveyed to Dwight P. Wiles, Trustee, under Trust Agreement Dated February 25, 2005 by quitclaim deed from William Kenneth Alphin, married of record in Instrument NO. 200503170029716, said Registers office, dated March 11, 2005.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3439 Hampton Avenue, Nashville, TN 37215.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 ___ hand( ) this the 19th day of December, 2008.

Dwight P. Wiles, Trustee

Dwight P. Wiles, Trustee under Trust Agreement
Dated February 25, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dwight P. Wiles** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Trust Agreement dated February 25, 2005** the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Dwight P. Wiles** as such **Trustee**.

Witness my hand and seal this the 19th day of December, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dwight P. Wiles** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2008.

My Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2008.

My Commission expires _____

Notary Public