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BILL GARRETT, Davidson County
Trans:T20090046787 DEEDWARR
Recvd: 07/13/09 11:39 3 pgs
Fees:18.00 Taxes:2109.00
20090713-0065114

THIS INSTRUMENT PREPARED BY: MARCY ELIZABETH SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $570,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2009. Notary Public My Commission Expires:

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Sunday O Echagile 2805 Foster Avenue Nashville, TN 37210	Send Tax Bills To: George & Donna Mantoan P.O. Box 3685 Brentwood, TN 37024-3685	Map-Parcel Number: 119-09-0-153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE J. MANTOAN, TRUSTEE, GEORGE J. MANTOAN REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 11, 2009, AND DONNA L. MANTOAN, TRUSTEE, DONNA L. MANTOAN REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 11, 2009**, hereinafter called the Grantors, with full right to and power to convey, sell, mortgage, lease or otherwise transfer and encumber the property without the joinder or consent of any beneficiary or other party, have bargained and sold, and by these presents does transfer and convey unto **SUNDAY O. ECHAGILE AND WIFE, NELLY O. ECHAGILE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Being parts of Lot Nos. 11 and 12 on the Map of Parkway Subdivision, as of record in Book 974, page 62, Register's Office for Davidson County, Tennessee, being Lot No. 9 on the Revised Map of Lots 4 to 12, inclusive of Parkway Subdivision, not of record, in a survey made by Russell Dixon and J. Bruff Wilson, Surveyors, May 23, 1950, and described according to a survey by John Kohl and Company dated November 10, 1975, as follows:

Beginning at a point on the westerly side of Foster Avenue, said point being 111.0 feet south of the southeast corner of the Resubdivision of Part of Tract 3 of the Patterson Tract, as of record in Book 4595, page 176, said Register's Office; thence leaving said margin westwardly 190.5 feet; thence northwardly 16.1 feet; thence northeastwardly 167 feet; thence eastwardly 15 feet to a point in the westerly side of Foster Avenue; thence with said Avenue, southwardly 98 feet to the beginning.

TOGETHER WITH an easement for overhang encroachment, building encroachment, parking, ingress and egress over, across and to the following described property:

Land in Davidson County, Tennessee, described according to a survey by John Kohl dated November 10, 1975, as follows:

Beginning at a point in the westerly margin of Foster Avenue, said point being 396.7 feet, more or less, from the southwest corner of Foster Avenue and Carter Street; said point also being 195.02 feet south of the northeast corner of the property conveyed to Bobby J. Stanley and wife, Nancy R. Stanley by deed from Phillip Saindon, Trustee, of record in Book 4689, page 191, said Register's Office; thence South 63 deg. 10 min. West 195.0 feet to a point; thence North 43 deg. 55 min. West 45.0 feet to a point; thence North 61 deg. 15 min. East 212.0 feet, more or less, to a point in the westerly margin of Foster Avenue; thence with said westerly margin of Foster Avenue 45.02 feet to the point of beginning.

Being the same property conveyed to George J. Mantoan, Trustee, George J. Mantoan Revocable Living Trust Agreement dated March 11, 2009, as to a fifty percent (50%) interest as Tenant-in-Common, and Donna L. Mantoan, Trustee, Donna L. Mantoan Revocable Living Trust Agreement dated March 11, 2009, a fifty percent (50%) interest as Tenant-in-Common, by quitclaim deed of record as Instrument No. 20090331-0028668, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the plan of record in Book 974, page 62, Register's Office for Davidson County, Tennessee.

3. Easement for overhang encroachment, building encroachment, parking and ingress and egress of record at Book 10673, page 162, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2805 Foster Avenue, Nashville, TN 37210.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of July, 2009.

George J. Mantoan

Donna L. Mantoan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE J. MANTOAN, Trustee of George J. Mantoan Revocable Living Trust Agreement dated March 11, 2009,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2009

(Seal) JAN O'BRIEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA L. MANTOAN, Trustee, Donna L. Mantoan Revocable Living Trust Agreement dated March 11, 2009,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2009

(Seal) JAN O'BRIEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____