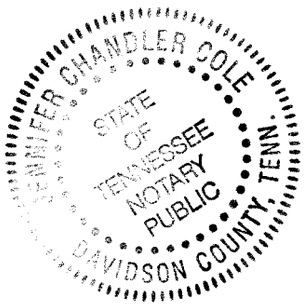
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/14/09 11:53 2 pgs
Fees:13.00 Taxes:36.08
20090814-0076567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 9,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **08/12/09**

Notary Public

MY COMMISSION EXPIRES: 11/07/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Raylene Watts	Mary Raylene Watts	081-07-0-353.00
(NAME)	(NAME)	
1805 12th Ave. North	9217 Apache Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Jerome O. Manning, a married man** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Raylene Watts, unmarried** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of the Cephas Woodard Subdivision of Lots 5 and 6, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 50 feet on the westerly side of 12th Avenue, North and runs back between parallel lines, 115 feet, more or less, to an alley.

Being the same property conveyed to Gracie Mai Clarke Davis, a widow by deeds of record in Book 4895, page 330, dated March 3, 1975 and Book 4895, page 333, dated February 28, 1975, Register's Office for Davidson County, Tennessee, the said Gracie Mai Clarke Davis having since died leaving Robena Harrison, Hattie Harrison aka Hallie Harrison and Odell Clark, as her only heirs at law pursuant to an Heirship Affidavit of record in Book 9163, page 28, said Register's Office and the said Robena Harrison having since died leaving Hattie Harrison aka Hallie Harrison. The said Odell Clark having since died leaving Jeffrey Clark, Johnny R. Clark and Odell Clark, Jr., as his sole heirs at law. Being the same property conveyed to JEROME O. MANNING by Final Decree Confirming Sale from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY of record as Instrument No. 20080107-0001876, said Register's Office. Also, being the same property conveyed to JEROME O. MANNING by deeds from HALLIE M. HARRISON of record as Instrument No. 20090317-0023858; from JOHNNY CLARK of record as Instrument No. 20090317-0023859; from JEFFERY CLARK of record as Instrument No. 20090317-0023860; and from ODELL CLARK, JR. of record as Instrument No. 20090317-0023861, dated December 31, 2008, said Register's Office.

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 my/our hand(s) this day 08/12/09.

Jerome O. Manning, Seller

Angela Ligon Manning, Seller

Angela Ligon Manning is signing to convey any and all marital interest she may have in subject property.
This is the improved property known as: 1805 12th Ave. North, Nashville, TN 37208

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Jerome O. Manning and Angela Ligon Manning,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 08/12/09.**

My Commission Expires: 11/07/11

Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please return to
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE