6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Hester	Same	**083070252.00**
(NAME)	(NAME)	
180 Collier Lane		
(ADDRESS)	(ADDRESS)	
Gallatin TN 37066		
(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, **James R. Manning, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael K. Hester, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Roselawn, of record in Book 2133, Page 1, and Register's office for said County.

Beginning at a point in the southerly margin of Rosebank Avenue, said point being the common corner of Lots 7 and 8, thence with the line between said lots, 130 feet to a point; thence in an easterly direction 29 fe et to a marker; thence northeasterly 104.1 feet to a point in the westerly margin of Beechmont Place; thence northerly with the margin of said Beechmont Place 80 feet to a marker; thence around a curve with a radius of 25 feet, 39.3 feet to marker in the m argin of Rosebank Avenue, thence with the margin of Rosebank Avenue 95 feet to the beginning.

Being the same property conveyed to James R. Manning and Nancy E. Manning, a one half undivided interest each, as tenants in common by deed dated June 3, 1975 from George W. McCormack, Jr., Margurite M. Dunn and Dorothy M. Angela of record in Book 4918, Page 356, Register's Office for Davidson County, Tennessee.

The said Nancy E. Manning has since died interstate and is survived by James R. Manning as her sole he ir at law.

James Ronald Manning is one and the same person as James R. Manning and James Ronnie Manning.

unimproved ☐
This is improved ☒ property, known as **325 Rosebank Avenue, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20090086412 DEEDWARR
Recvd: 12/23/09 13:19 2 pgs
Fees:13.00 Taxes:407.00
20091223-0116837

Witness my hand this **18th day of December, 2009**.

James R. Manning

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **James R. Manning** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2009.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

