Return to: Bridgehouse Title
342 Cool Springs Blvd
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100003319 DEEDWARR
Recvd: 01/19/10 10:20 3 pgs
Fees:18.00 Taxes:947.20
20100119-0004210

FOR RECORDING PURPOSES File No. 10617 File Box

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 256,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: January 15, 2010

NOTARY PUBLIC

COMMISSION EXPIRES: 12-06-2011

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT PREPARED BY: NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		RETURN TO AFTER RECORDING: Bridgehouse Title 342 Cool Springs Blvd., Ste 202 Franklin, Tennessee 37067
ADDRESS NEW OWNERS(S) AS FOLLOWS: Casey L. Manus and Sara J, Manus 7364 Campton Road Nashville, Tennessee 37211	SEND TAX BILLS TO: Suntrust Mortgage, Inc. ~~New Owner(s)~~ P.O. Box 79041 Baltimore, MD 21279-0041	MAP-PARCEL NUMBER: 181-01-B-7.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Troy M. Lavergne and Kimberly R. Lavergne, husband and wife

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Casey L. Manus and Sara J. Manus, husband and wife

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:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

7364 Campton Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 12-11-09

x _____
Troy M. Lavergne

x _____
Kimberly R. Lavergne

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

Troy M. Lavergne and Kimberly R. Lavergne, husband and wife

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at BANK OF AMERICA
on this 11TH day of DECEMBER, 2009.

X _____
Notary Public

SEAL

DEREK QUARLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 9-22-2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 7 on the Plan of Sugar Valley, Section 1 Addition "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description of said lot.

Being the same property conveyed to Troy M. Lavergne and Kimberly R. Lavergne, husband and wife, by Warranty Deed from Yazdian Constuction Inc., a Tennessee corporation, dated March 16, 2004, as of record in Instrument No. 20040331-0035974, Register's Office for Davidson County, Tennessee.

BEING the same premises which Yazdian Construction, Inc., a Tennessee Corporation by Deed dated 3/16/2004 and recorded in Davidson County, Tennessee in Deed Book Volume , Page or Instrument No. 20040331-0035974 .