BILL GARRETT, Davidson County
Trans:T20100028146 DEEDWARRSP
Recvd: 05/11/10 09:06 5 pgs
Fees:28.00 Taxes:569.80
20100511-0036011

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, Tennessee 37219

Address New Owners As & Send Tax Bills To:

Kyle Manner and Jessica Manner
5124 Edmondson Pike
Nashville, Tennessee 37211

Map & Parcel Number:

174-14-0-004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Betty Jane Haley**, **unmarried** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kyle Manner** and wife, **Jessica Manner** (hereinafter collectively referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that she is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 7th day of May, 2010.

Betty Jane Haley

Betty Jane Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $154,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2010.

Notary Public For The State Of Tennessee
My Commission Expires: 11/26/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 7th day of May, 2010.

Notary Public For The State Of Tennessee
My Commission Expires: 3 MARCH 2014

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Candlestick Farms, Section One, of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 105 fronts 90.0 feet on the southeasterly margin of Edmondson Pike and extends back 167.0 feet on the northeasterly line and 152.1 feet on the southwesterly line to a broken line in the rear.

Being the same property conveyed to Betty Jane Haley, unmarried, by deed from Johnny Joe Johnson, unmarried, of record as Instrument Number 20050707-0078770, Register's Office for Davidson County, Tennessee.

This is improved property known as 5124 Edmondson Pike, Nashville, Tennessee 37211.

Exhibit B

Exceptions

(1) 2010 Davidson County Taxes for Map/Parcel 174-14-0-004.00, a lien but not yet due and payable.

(2) Easements for utilities serving the premises herein described.

(3) All matters shown on the plan of Candlestick Farms, Section One, of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee.

(4) Covenants, conditions and restrictions recorded in Book 3375, Page 391, Register's Office for Davidson County, Tennessee.