WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $22,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2011.

Amanda Vaugh
Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. DSE-11-224

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew B. Manson	SAME	063-08-0-240.00
P.O. Box 8379		
Hermitage, TN 37074	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Southwest Realty Investment Group, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew B. Manson and wife, Shelly L. Manson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9, Block "P" on the Plan of Hadley's Bend City, of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to James Winters and wife, Lizzie Winters by deed dated July 5, 1920 from N. McK. Bryan and wife, Daisy Simpson Bryan, of record in Book 571, page 228, Register's Office for Davidson County, Tennessee. The said James Winters and wife, Lizzie Winters having since died intestate, and title to the subject property passed to their son, Benjamin Winters. The said Benjamin Winters has since died, and by his Last Will and Testament of record as Will Book 225, page 858, Probate Clerk's Office for Davidson County, Tennessee, devised the subject property to Aaron C. Gilbert. The said Aaron Gilbert conveyed the subject property to Southwest Realty Investment Group, Inc. by Quitclaim Deed dated March 10, 2010, of record in Instrument No. 20100311-0018778, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit dated May 26, 2010, of record in Instrument No. 20100526-0040504, Register's Office for Davidson County, Tennessee. The said Southwest Realty Investment Group, Inc. conveyed the subject property to Southwest Realty Investment Group, Inc. by Quitclaim Deed dated April 15, 2010, of record in Instrument No. 20100415-0028548, Register's Office for Davidson County, Tennessee; and being further conveyed to Southwest Realty Investment Group, Inc. by Default Judgment received on November 1, 2010 by the Chancery Court for Davidson County, Tennessee, as Case No. 10-1237, and of record in Instrument No. 20101210-0098568, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 120, Register's Office Davidson County, Tennessee.

This is improved property known as: **224 Hadley's Bend Blvd., Nashville, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this ~~February 25~~ March 2, 2011.

Southwest Realty Investment Group, Inc.

By Edward W. Meek, Assistant Secretary

BILL GARRETT, Davidson County
Trans:T20110012856 DEEDWARR
Recvd: 03/03/11 11:34 2 pgs
Fees:13.00 Taxes:83.25
20110303-0017039

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ~~25th~~ 2nd day of ~~February~~ March, 2011, before me, appeared Edward W. Meek to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Assistant Secretary of Southwest Realty Investment Group, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Edward W. Meek acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY