**Send Tax Notice To:** Owner
Jeffrey Mann
128 Johnny Shipp Road
Warrior, AL 35180

This instrument prepared by:
G. Alan Smith, Esquire
2976 Pelham Parkway
Suite E2
Pelham, Alabama 35124

# WARRANTY DEED

**STATE OF TENNESSEE** )
) **KNOW ALL MEN BY THESE PRESENTS**
**DAVIDSON COUNTY** )

FOR AND IN CONSIDERATION OF THE SUM OF **Forty Six Thousand and 00/100 Dollars ($46,000.00)** CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**G. Alan Smith, an unmarried man and Jeffrey Mann, a married man**

HEREINNAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeffrey Mann**

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 the northeasterly part of Lot No. 1 on the Map of Orville Ewing's Addition to Nashville, as of record in Book 21, Page 120, said Register's Office for said County, and described according to a copy of a survey made May 3, 1958, by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron spike at the southwest intersection of 6th Avenue South and Lea Avenue thence with the margin of Lea Avenue, westerly 66.5 feet to an iron pin in the east line of Gavosdorf's lot; thence with Gavosdorf's east line, southerly 14.1 feet to an iron pin in the northerly margin of Lafeyette Street, as now established and widened and shown by decree in Minute Book 36, page 116, 3rd Circuit Court; thence with margin of Lafayette Street, as widened and established easterly 53.9 feet to an iron pin at the beginning of a curve; thence around said curve having a radius of 16 feet, in an easterly and northerly direction 39 feet to the iron spike in the westerly margin of 6th Avenue South; thence with the margin of the same, northwesterly 9 feet to the beginning.

Current Source of Title:
20060404-0038328

Unimproved ( )
This is improved (X) property known as 600 Lafayette Street, Nashville, TN 37203
MAP/Parcel 93-10212
Subject property is not the homestead of the Grantor or the Grantor's spouse.

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 of any gender shall be applicable to all genders.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
$ 46,000
, Affiant
**Subscribed and sworn before me this the**
29 Day of September, 2011.
Brandi Wells, Deputy Register

BILL GARRETT, Davidson County
Trans:T20110060695 DEEDWARR
Recvd: 09/29/11 13:54 2 pgs
Fees:13.00 Taxes:170.20
20110929-0075595



**PICK-UP**

Witness my/our hands this 26th day of September 2011

_____ (Seal)
G. Alan Smith

_____ (Seal)
Jeffrey Mann

**STATE OF** Alabama )
)
JEFFERSON **COUNTY** )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared **G. ALAN SMITH**, whose name is signed to the foregoing conveyance, and which is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2011.

NOTARY PUBLIC

Shannon W. Cleveney
Notary Public
My Commission Expires: 7/29/2012

**STATE OF** ALABAMA )
)
BLOUNT **COUNTY** )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared **Jeffrey Mann**, whose name is signed to the foregoing conveyance, and which is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2011.

NOTARY PUBLIC

Shannon W. Cleveney
Notary Public
My Commission Expires: 7/29/2012