Prepared by:
Amy Cross Nance
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20110073582 DEEDWARR
Recvd: 11/21/11 11:52 3 pgs
Fees:18.00 Taxes:1517.00
20111121-0090964

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 17 day of November, 2011.

Notary Public
My commission expires: _____

AMY McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Expires MAY 20, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew B. Mankin	SAME AS OWNER	14610002200
5039 Franklin Rd.		
Nashville TN 37220		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged the Estate of Elsie Raye Overton, Deceased, Z. Ann Dickinson and E. Jane Buselmeier, Executors hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew B. Mankin and Jennifer E. Mankin, 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:

Land situated in Davidson County, Tennessee, described as follows:

Being Lot No. 22 on the Plan of Fieldcrest Estates, as of record in Book 2331, page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 297.6 feet on the westerly side of Franklin Pike, and extends back between lines, 301.7 feet on the northerly line, and 345.0 feet on the southerly line, to a dead line in the rear on which it measures 246.7 feet.

No dwelling shall be erected on the property herein conveyed to us costing less than $30,000, exclusive of land, nor shall any dwelling be erected on said lot unless, if a one story dwelling, with attached garage, it has a minimum floor area of 2,300 square feet; if a one and one-half or two story dwelling, it shall have a minimum first floor area of 2,100 square feet, but if a garage is built in the basement of the dwelling, these areas shall be increased by not less than 200 square feet; split level dwellings (living area on two levels but not one above the other) shall have a minimum floor area of 2,300 square feet.

Said property is also subject to easements and owner's certificate as set out on plan of said subdivision, of record in Book 2331, page 124, said Register's Office.

Being the same property conveyed to William Austin Overton and wife, Elsie Raye Overton from Woodhaven Homes, Inc., by deed of record in Book 3376, page 357, Register's Office for Davidson County, Tennessee. Said William Austin Overton Died on November 20, 2003, leaving Elsie Raye Overton sole owner by right of survivorship. Said Elsie Raye Overton Quitclaimed the property to Z. Anne Dickinson and E. Jane Buselmeier, Trustees of the Elsie Raye Overton Living Trust established November 24, 2005, of record in Instrument No. 20060117-0006396, dated December 27, 2005, Register's Office for Davidson County, Tennessee. Said property further Quitclaimed to the Estate of Elsie Raye Overton, Deceased, Z. Ann Dickinson and E. Jane Buselmeier, Executors of record in Instrument No. 201111210090963.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable 2) All matters appearing on plan of Fieldcrest Estates of record in Book 2331 Page 124, Register's Office for Davidson County, Tennessee 3) Restrictions set out in instrument of record in Book 2542 Page 219 .

This property is improved property known as 5039 Franklin Rd., Nashville, Tennessee 37220

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 18th day of November, 2011.

Estate of Elsie Raye Overton, Deceased

BY: Z. Ann Dickinson

Z. Ann Dickinson, Co-Executor

E. Jane Buselmeier, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Z. Ann Dickinson and E. Jane Buselmeier, with whom I am personally acquainted, and who acknowledged themselves to be the Co-Executors of the Estate of Elsie Raye Overton, Deceased, and as such Co-Executors being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Elsie Raye Overton, Deceased.

Witness my hand, Brentwood, Tennessee, this 18th day of November, 2011.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 06929