WARRANTY DEED BILL GARRETT, Davidson County Trans:T20120051610 DEEDWARR Recvd: 07/13/12 09:13 2 pgs Fees:13.00 Taxes:1924.00 20120713-0061559	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $520,000.00 Affiant Subscribed and Sworn to before me, this 12th day of July, 2012. Notary Public My commission expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
John L. Manning, IV 3619 Whitland Avenue Nashville, TN 37205	F&M Bank P.O. Box 451 Clarksville, TN 37041-0451	10409023500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ruth M. Walker, unmarried and Patricia W. Pile, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **John L. Manning, IV and wife Margaret G. Manning**, 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:

Being Lot No. 14 and the southwesterly corner of Lot No. 15 of Block J on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County, described as follows:

Beginning at a point, the southeasterly corner of Whitland Avenue and Craighead Avenue; thence with the margin of Craighead Avenue, southerly 45 feet more or less to the corner of Lots 13 and 14; thence with the line between said lots, easterly 180 feet to a corner of Lot 1 and 2: thence with the line between Lots 1 and 14 and along said line extended, northerly 185 feet more or less to the south margin of Whitland Avenue; thence with the margin of the same, southwesterly around a slight curve, 250 feet more or less to the point of beginning.

Being the same property conveyed to Ruth M. Walker and Patricia W. Pile as tenants in common with 75% of said property belonging to Ruth M. Walker and 25% belonging to Patricia W. Pile by deed from Ruth M. Walker of record in Book 9754, page 596, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 332, Page 141, said Register's Office.

This is (x) improved ( ) unimproved property known as 3619 Whitland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 our hands this 12th day of July, 2012.

Ruth M. Walker by
Patricia W. Pile, Attorney in Fact
Ruth M. Walker
By Patricia W. Pile by Power of Attorney of record in Instrument No. 20120713000061558
Register's Office for Davidson County, Tennessee

Patricia W. Pile
Patricia W. Pile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 12, 2012, before me personally appeared **Patricia W. Pile** to me known to be the person who executed the foregoing instrument in behalf of **Ruth M. Walker** and acknowledged that she executed same as the free act and deed of said **Ruth M. Walker** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2012.

My Commission Expires:
1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Patricia W. Pile** the within named 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 official seal at Nashville, Tennessee, this 12th day of July, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY