Box 10-B

BILL GARRETT, Davidson County
Trans:T20130035518 DEEDWARR
Recvd: 04/30/13 12:22 2 pgs
Fees:13.00 Taxes:2368.00
20130430-0043021

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN MARK MANNER, ET UX	**SAME**	**082-16-0-121.00**
(NAME) **600 RUSSELL STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BETTY ADAMS GREEN AND HUSBAND, JIMMY S. WOOTEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MARK MANNER AND ANNE C. MANNER, HUSBAND AND WIFE,** 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 being located in Davidson County, Tennessee, being Lot No. 61, on the Plan of Henry Blood's Addition to Edgefield, of record in Plat Book 21, page 5, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 61 fronts 53 feet on the southerly margin of Russell Street, fronts 170 feet on the easterly margin of South 6th Street and runs back 170 feet on the east line and 53 feet on the south line to a point of intersection.

Being the same property conveyed to BETTY K. ADAMS AND RON W. GREEN, BOTH UNMARRIED, by deed from KEVIN M. SMITH, UNMARRIED, of record in Book 10528, page 771, dated July 11, 1997, said Register's Office. Being further conveyed to BETTY ADAMS GREEN, by Quitclaim Deed from RON W. GREEN, of record in Instrument No. 20000510-0047338, dated March 27, 2000, said Register's Office.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Betty Adams Green and Betty K. Adams are one and the same person.

unimproved ( )
This is improved(X) property, known as **600 RUSSELL STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gender shall be applicable to all genders.

Witness our hand(s) this **30th** day of **April, 2013.**

BETTY ADAMS GREEN

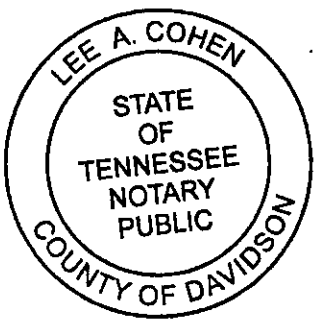
JIMMY S. WOOTEN

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 ADAMS GREEN AND JIMMY S. WOOTEN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this **30th** day of **April, 2013.**

My commission expires: May 5, 2015



Notary Public