BILL GARRETT, Davidson County
Trans:T20130108090 DEEDWARR
Recvd: 12/31/13 13:50 3 pgs
Fees:18.00 Taxes:1145.28
20131231-0131263

ADDRESS NEW OWNERS and
SEND TAX BILLS:
DAVID W. MANNING and wife,
BETSY B. MANNING
1833 Hudson Road
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
63 - 60
63 - 61
63 - 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **WILLIAM W. MANNING and wife, BETTE JO READING MANNING,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **DAVID W. MANNING and wife, BETSY B. MANNING,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

TRACT 1 :

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Hudson Road, 239.1 feet south of the intersection of the northern boundary line of the property conveyed to E. C. Chance and wife, by deed from C. E. Corlew and wife, of record in Book 2652, page 93, Register's Office for said County, and the easterly margin of said Road, being the southwest corner of the property conveyed to R. B. Priest and wife, by deed from E. C. Chance and wife, of record in Book 2796, page 59, Register's Office for said County; thence with said Priest's southern boundary line, north 82° 18' east 612.5 feet, south 87° 35' east 2,234.9 feet and south 88° 15' east to a point near the bank of Cumberland River; thence south 15° 45' east 175 feet to the northeast corner of the property conveyed to Ira L. North and wife, by deed from E. C. Chance and wife, of record in book 2859, page 275, said Register's Office; thence with said North's northern boundary line and the northern boundary line of the property conveyed to said North and wife, by said Chance and wife, of record in book 2859, page 207, said Register's Office, north 88° 15' west 600 feet, north 87° 26' west 2,290.4 feet and south 87° 10' west 561.1 feet to the easterly margin of said Road; thence with same northwardly 120 feet to the beginning.

TOGETHER WITH EASEMENT for road or driveway as set out in Agreement by Jesse B. Lewis et al, dated March 4, 1963 and recorded in said Register's Office. This property is known as Hudson Road, Madison, Tennessee.

Being the same property conveyed to William W. Manning and Bette Jo Reding Manning, by deeds of record in Book 3536, Page 399, and Book 11489, Page 361, said Register's Office.

TRACT 2:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the easterly margin of Hudson Road, said point of beginning being the Southwest corner of this tract and the northwest corner of the W. W. Manning land; thence with the easterly margin of said Hudson Road North 27° 28' 22" West 119.85 feet to an iron pin; thence leaving the margin of said Road and with the line of the J.B. Lewis property 80° 20' 34" East 673.86 feet to an iron pin; thence South 85° 56' 40" East 2103.01 feet to a point; thence severing the E. W. Manning land South 05° 41' 00" East 177.73 feet to a point; thence with the line of the said W. W. Manning land North 86° 04' 48" West 2113.85 feet to an iron pin; thence South 86° 28' 51" West 616.17 feet to the point of beginning, containing 10.7 acres, more or less.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Being the same property conveyed to William W. Manning and Bette Jo Reding Manning, by deeds of record in Book 5804, Page 907, and Book 11489, Page 363, Register's Office for Davidson County, Tennessee.

TRACT 3:

Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in a fence corner at the intersection of Hudson Road and a private drive; thence along the easterly margin of Hudson Road, in a southerly direction, fronting en Hudson Road for a distance of 119.1 feet and extending back between two lines, the northerly line running N 75 degrees 21' E. 764.5 feet to an iron pin; thence S 88 degrees 15' E 2,720.1 feet to a point near the bank of the Cumberland River; the southerly line running N 78 degrees 28' E 687.4 feet to a point; thence S 87 degrees 45' E 2179.4 feet to a point; thence S 88 degrees 15' E to a point near the bank of the Cumberland River, the back line measuring 187.6 feet thereon, containing 13.05 acres, more or less.

Also conveyed is Grantor's right, title and interest in the following described land, to wit:

Parcel 1:
Being a parcel or tract of land in the 11 th Civil District of Davidson County, Tennessee, described according to a survey of T. Sanford, Surveyor, dated June 14, 1958, as follows:

Being a one-forth undivided interest in a roadway 50 feet wide, the centerline of which is described as follows: Beginning at a point in the center of Hudson Road, at the intersection of the centerline of Pine Trail (a private road) at the southwest corner of C. E. Corlew's Property and E. C. Chance's Property; running thence North 75 degrees 21' East 668.12 feet to a point; thence around a curve having a radius of 500 feet, 143.12 feet to a point; thence South 88 degrees 15' East 1163.60 feet; thence around a curve having a radius of 400 feet, 152.43 feet to a point; thence South 66 degrees 25' East 334.07 feet to a point; thence around a curve having a radius of 400 feet, 54.69 feet to a point; thence South 74 degrees 15' East 440.41 feet to a point at the intersection of Red Oak Drive (a private road that runs generally north and south.)

Parcel 2:
Beginning at a point in the easterly margin of Red Oak Drive, (50 foot private drive) at a point 523.3 feet North 15 degrees 45' West from the southerly end of said Drive; thence with the margin of same, North 15 degrees 45' West 175 feet to the southerly margin of a 12-foot easement; thence along said Easement, South 88 degrees 15' East 600 feet to the Cumberland River; thence with said River, South 15 degrees 45' East 175 feet to a point; thence North 88 degrees 15' West 600 feet to the point of beginning.

Being the same property conveyed to William W. Manning and Bette Jo Reding Manning, by deeds of record in Book 6871, Page 210, and Book 11489, Page 365, Register's Office for Davidson County, Tennessee.

INCLUDED in the foregoing but expressly excluded herefrom are those portions conveyed in Instrument Nos. 20020204-0015152; Instrument No. 20020226-0024052; Instrument No. 20020226-0024062; and Instrument No. 20030922-0139414, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1833, 1829, and 1823 Hudson Road, Nashville, Tennessee 37202.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 27 day of December, 2013.

WILLIAM W. MANNING

BETTE JO REDING MANNING

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM W. MANNING and wife, BETTE JO REDING MANNING, the within named 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 at office this 27 day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $309,535.00.

AFFIANT

Subscribed to and sworn before me, this the 27 day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989