This Instrument Prepared By:
PAUL WELKER, Attorney
101 S. Third Street
Clarksville, TN 37040

SANDRA KAY DARNELL MANGRUM
et vir, DENNIS MANGRUM
TO: DEED WITH LIEN RETAINED
NEIL CIANGI and wife, SAMANTHA PERRY CIANGI

Instr:200003140026112 Page: 1 OF 4
REC'D FOR REC 03/14/2000 9:59:41AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $234.95

THIS DEED OF REALTY executed as of the date mentioned below by Grantors, SANDRA KAY DARNELL MANGRUM et vir DENNIS MANGRUM, to Grantees, NEIL CIANGI, and wife, SAMANTHA PERRY CIANGI;

PICK-UP

WITNESSETH:

FOR THE CONSIDERATION HEREINAFTER STATED, we, KAY DARNELL MANGRUM et vir DENNIS MANGRUM, as Grantors, have bargained and sold and do hereby transfer and convey unto the Grantees, NEIL CIANGI and wife, SAMANTHA PERRY CIANGI, and to their heirs and assigns forever, certain real estate, together with any and all improvements thereon and all appurtenances thereto the following-described real estate situated in Davidson County, Tennessee, to-wit:

> BEING Lot No. 129, on the Plan of Richland Meadows, Section Three, of record in Plat Book 2083, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Sandra Kay Darnell by deed from Michael T. Hines and wife, Pamela D. Hines, of record in Book 4967, Page 971, Register's Office for Davidson County, Tennessee. The said Sandra Kay Darnell is now Sandra Kay Darnell Mangrum. Dennis Mangrum joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon and all appurtenances thereto appertaining, unto the Grantees, NEIL CIANGI and wife, SAMANTHA PERRY CIANGI, and to their heirs and assigns forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered.

THE CONSIDERATION for this conveyance is as follows:

(1) The sum of $5,000.00 cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, and

(2) The execution by the Grantees of a Note in the amount of Sixty-Three Thousand Five Hundred ($63,500.00), payable in equal, consecutive monthly installments of Six Hundred Six Dollars and 84/100 Cents ($606.84) for one hundred twenty months (120), with the first installment being September 1, 1999, said installments include interest at the rate of eight percent (8%) per

annum. Said installments shall be due and payable on the first day of the month and must be paid no later than the fifteenth day of each month. The 121st and final payment shall be $29,520.90.

IN THE EVENT that the Grantees should sell the above-described real estate, the balance due on the indebtedness shall become due and payable in full.

DEFAULT on any one payment shall render the entire balance of the note due at once at the option of the holder thereof with demand, presentment and notice being expressly waived.

GRANTEES shall pay a reasonable attorney's fee in the event default on the payment is made; and to secure the payment of said note, a VENDOR'S LIEN is expressly retained on the property herein conveyed.

THE GRANTEES herein further join in the execution of this instrument for the express purpose of agreeing to pay the aforesaid note, payable to the herein Grantors; to pay all taxes assessed against said property before such taxes become delinquent; and to keep insurance coverage paid in full on the said property. The Grantees agree that, in the event said taxes or insurance, either or both of them, are not paid, any holder of said note may pay said taxes and/or insurance, and the cost of same, together with ten percent (10%) interest thereon shall be secured as part of the herein-described note. Should the Grantees breach any provision of this paragraph, then the Grantors or holder of this note may treat such breach as the equivalent to a default in the payment of the note herein secured and foreclose the lien of this instrument in the manner herein set out.

THE GRANTEES further agree that, in the event said note is not paid as provided, or if there is failure to pay any taxes assessed against said real estate before delinquent, or keep current insurance coverage on said real estate, any holder of said note shall have the right to declare the entire balance of said note due and collectible at once; and the Grantors, or any holder of said note, shall have the right to advertise the herein-described real estate for sale as provided by statute, and shall have the right at the time mentioned in said advertisement to sell said real estate at the Courthouse in Nashville, Davidson County, Tennessee, for cash, and in bar of both legal and equitable right of redemption, homestead, dower, curtesy, and any other right or claim which the Grantees or anyone claiming under or through them may have, all such equities, rights and claims being waived in the event of sale hereunder, and title to the purchaser shall be absolute. At such sale the holder of said note may bid and become a purchaser, the same as any other person.

IN THE EVENT OF SALE HEREUNDER, the proceeds thereof shall be applied as follows:

A. To the payment of all reasonable costs and expenses of advertising and making said sale, including reasonable compensation for the services of auctioneers and attorneys employed by

the holder of said note in connection with the sale.

B. To the payment of the indebtedness and interest thereon hereby secured, all expenses incurred by the holder of said note in regard to its collection and in regard to said foreclosure, and any and all property taxes for which the Grantees are liable, whether such taxes are due and payable or not, together with the attorney's fees provided in said note.

C. The surplus, if any, after application of the proceeds as provided in A. and B. above shall be paid to the Grantees, their heirs, representatives or assigns.

THE GRANTEES further agree that in case of sale hereunder, they will surrender possession of the real estate immediately.

POSSESSION of said real estate shall be given with the execution and delivery of this deed.

THIS CONVEYANCE is made without the benefit of a title search.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the 27th day August, 1999.

Sandra Kay Darnell Mangrum
SANDRA KAY DARNELL MANGRUM

Dennis Mangrum
DENNIS MANGRUM

Neil Ciangi
NEIL CIANGI

Samantha Perry Ciangi
SAMANTHA PERRY CIANGI

STATE OF TENNESSEE *
COUNTY OF DAVIDSON *

SANDRA KAY DARNELL MANGRUM and DENNIS MANGRUM personally appeared before me, the undersigned Notary Public and acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and seal this the 27th day of August, 1999.

Geneva F. Large
NOTARY PUBLIC

My Commission Expires: 5-28-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE *
COUNTY OF DAVIDSON *

NEIL CIANGI and SAMANTHA PERRY CIANGI, personally appeared before me, the undersigned Notary Public and acknowledged that he executed the foregoing instrument for the considerations and purposes therein contained.

WITNESS my hand and seal this the 27th day of August, 1999.

Geneva F. Large
NOTARY PUBLIC

My Commission Expires: 5-28-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Mail Tax Statements to:

New Owner

Neil Ciangi
5635 Meadowcrest Ln
Nashville TN 37209

Map & Parcel
103-2-0 201.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500

Neil Ciangi
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 20 20

Pam H Frazier
Deputy Register