WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/01 15:31 2pgs
Fees:13.00 Taxes:473.60

20010730-0080678

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Natale Mangiarano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of June, 2001

Notary Public

MY COMMISSION EXPIRES: 2-8-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natale Mangiarano and Sandra Roman	Franklin American Mtg. Co.	Map 136-10-0
(NAME) 2774 Smith Spring Road	(NAME) 501 Corporate Centre Dr.	
(ADDRESS) Nashville, TN 37214	Suite 400 (ADDRESS) Franklin, TN. 37067	Parcel 054.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donna F. Miller and Samuel Ricketts**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Natale Mangiarano and Sandra Roman** herereinafter 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:

Land in Davidson County, Tennessee, being Lot No. 469, on the plan of Priest Lake Park, Section Seven-B, of Record in Plat Book 5200, page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna F. Miller, a married person by Warranty Deed from Michael S. Lature and wife, Pamela P. Lature of record in Book 9587, page 556, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5456, page 509, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Plat Book 5200, page 175, said Register's Office.

This is unimproved ( )
improved(x) property, known as 2774 Smith Spring Road Nashville TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 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/our hand(s) this 29th Day of June, 2001.

Donna F. Miller

Samuel Ricketts

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson County)

Before me, the undersigned Notary Public, personally appeared Donna F. Miller and Samuel Ricketts, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th Day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires OCT. 25, 2003

Return Recorded Docs To :
Title Connection, Inc.
Suite 103
761 Old Hickory Blvd
Brentwood, TN 37207