mail to:

Liberty Escrow, Inc.
137 Third Avenue North
2nd Floor
Franklin, Tennessee 37064
(615) 550-1000 Fax: (615) 550-1002

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:

Peyton B. Flippen
406 English Ivy Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:

North American Mtg Co.
400 Northridge Rd Ste 300
Atlanta GA 30350

MAP & PARCEL

Map 161-11-O-D
Parcel 076.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Peyton B. Flippen by William D. Flippen Attorney in fact

AFFIANT

Sworn to and subscribed before me this 3rd **day of August, 2001.**

Joseph K Gregory

NOTARY PUBLIC

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

My Commission Expires: 6-4-02

Davidson County DEEDWARR
Recvd: 10/25/01 12:41 3pgs
Fees:18.00 Taxes:399.60
20011025-0116904

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, LEANNE M. BUSH, FORMERLY KNOWN AS LEANNE MANGAN and JAN R. MANGAN, a married person, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto PEYTON B. FLIPPEN, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. O-76 on the Plan of Villages of Brentwood, Phase VII, as of record in Plat Book 6900, page 777, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.**
>
> **Being the same property conveyed to Leanne R. Mangan, now known as Leanne M. Bush and Jan R. Mangan by warranty deed from Kenneth B. Maxwell, an unmarried person, of record in Book 10193, page 818, Register's Office for Davidson County, Tennessee.**

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 161-11-O-D, Parcel 076.00 CO.

2. All matters appearing on the Plan of Villages of Brentwood, Phase VII, as of record in Plat Book 6900, page 777, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 7231, page 789; as amended in Book 7472, page 108 and Book 7679, page 109, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 7231, page 809, Register's Office for Davidson County, Tennessee.

6. Declaration of annexation of record in Book 7679, page 109, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

CRAIG BUSH, HUSBAND OF LEANNE M. BUSH, FORMERLY KNOWN AS LEANNE MANGAN, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HIS MARTIAL STATUS, OR OTHERWISE.

PATRICIA MANGAN, WIFE OF JAN R. MANGAN, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARTIAL STATUS, OR OTHERWISE.

This improved property is known as 406 English Ivy Drive, Nashville, Tennessee 37211.

WITNESS our hands this 3 day of August, 2001 in Franklin, Tennessee.

Leanne M Bush
Leanne M. Bush

Craig Bush

Jan R Mangan by Leanne M Bush
Jan R. Mangan by Leanne M. Bush, his attorney-in-fact

Patricia Mangan by Leanne M Bush
Patricia Mangan by Leanne M. Bush, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Leanne M. Bush and husband, Craig Bush, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of August, 2001, in Franklin, Tennessee.

Joseph K Gregory
Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

My Commission Expires: 6-4-02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Leanne M. Bush who executed the foregoing instrument on behalf of Jan R. Mangan, the 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, as the free act and deed of said Jan R. Mangan.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of August, 2001.

Joseph K Gregory
Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

My commission expires: 6/4/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Leanne M. Bush who executed the foregoing instrument on behalf of Patricia Mangan, the 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, as the free act and deed of said Patricia Mangan.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of August, 2001.

Joseph K Gregory
Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

My commission expires: 6/4/02