Prepared By and Return To:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 11/30/01 10:34 3pgs
Fees:18.00 Taxes:310.43
20011130-0131560

Warranty Deed

For and In Consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joshua W. Mangrum and Amanda C. Mangrum** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Dusty Overton and wife, Kristen Overton** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s), that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorates between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of November 2001.

Joshua W. Mangrum

Amanda C. Mangrum

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Joshua W. Mangrum and Amanda C. Mangrum, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 28th day of November 2001.

Notary Public

My Commission Expires:

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE TENN.
MY C[illegible] EXPIRES: [illegible], 2005

STATE of Tennessee
COUNTY Of Williamson

$3,900.00 JP

The actual consideration or value, whichever is greater, for this transfer is ~~$77,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of November 2001.

Notary Public

My Commission expires:

Map and Parcel Numbers:
106-12 #89

Address of New Owner:
Dusty Overton
Kristen Overton
297 Vivelle Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

6-010400

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No.1 on the Plan of Redd Heights, as of record in Book 2331, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua W. Mangrum, unmarried from James R. Martin and wife, Veronica L. Martin by Warranty Deed dated June 29, 1998 and recorded July 1, 1998 in Book 11002, Page 764, Register's Office for Davidson County, Tennessee.