Davidson County DEEDWARR
Recvd: 02/04/02 11:53 3pgs
Fees:18.00 Taxes:259.00

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RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **January, 2002, by and between LUCILLE M. MANGRUM, A/K/A VIRGINIA LUCILLE MANGRUM, UNMARRIED, hereinafter called Grantor, and REBECCA RILEY, TRUSTEE OF THE 309 BONNAHURST DRIVE LAND TRUST, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LUCILLE M. MANGRUM, A/K/A VIRGINIA LUCILLE MANGRUM, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto REBECCA RILEY, TRUSTEE OF THE 309 BONNAHURST DRIVE LAND TRUST, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 309 BONNAHURST DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Lucille M. Mangrum

LUCILLE M. MANGRUM, A/K/A VIRGINIA LUCILLE MANGRUM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LUCILLE M. MANGRUM, A/K/A VIRGINIA LUCILLE MANGRUM, UNMARRIED, 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 **30th** day of January, 2002.

DENISE C. ALLEN
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

REBECCA RILEY, TRUSTEE OF THE 309 BONNAHURST DRIVE LAND TRUST
P.O. Box 591
White House, TN 37188

Property Address:

309 BONNAHURST DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 75-9, PARCEL 1

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$70,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda Watson
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **January, 2002.**

DENISE C. ALLEN
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 606, Hermitage Hills, Section 6, of record in Book 3300, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 606 fronts 80.0 feet on the westerly margin of Bonnahurst Drive and extends back 165.0 feet on the northerly line and 105.9 feet on the southerly line to a line in the rear measuring 86.9 feet thereon.

BEING the same property conveyed to Harford Clarence Mangrum and wife, Lucille M. Mangrum, by Deed from R.W.C CRAVENS COMPANY INC., of record in BOOK 3575, PAGE 263, Register's Office for DAVIDSON County, Tennessee. The said Harford Clarence Mangrum having since died, the property vested by operation of law in his surviving spouse, Lucille M. Mangrum. Lucille M. Mangrum and Virginia Lucille Mangrum are one and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 75-9, PARCEL 1).

2. All matters as set forth on the Plan of Section Six Hermitage Hills, of record in Plat Book 3300, page 10, said Register's Office.