Davidson County DEEDWARR
Recvd: 03/07/03 12:02 2pgs
Fees:13.00 Taxes:780.70

20030307-0030439

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $211,000.00

Anna Chytil

Affiant Anna Chytil

Subscribed and sworn to before me, this 31st day of January, 2003.

Mary B Stevens

Notary Public
My commission expires: 07-24-04

MARY B. STEVENS NOTARY PUBLIC AT LARGE TENN.

Record + Mail to
Ohio Clear Title Agency, Inc. dba
Clear Financial Services
Penn Center West, **Bldg. One, Suite 102**
Pittsburgh, **PA 15276**
412-788-4700

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Anna Chytil 6534 Rolling Fork Drive Nashville TN 37205	6534 Rolling Fork Dr. Nashville, TN 37205	129-02-0 030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Eugenia Mangum, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anna Chytil, hereinafter called the Grantees, their successors 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. 877 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, Pages 102 & 103, Register's Office for said County, to which plan reference is hereby made.
>
> Being the same property conveyed to Mary Eugenia Mangum, Eugene Mangum, and Mary Jo Elam Mangum, a one-third undivided interest each, by deed from Associates Financial Services Company of Tennessee, of record in Book 5777, Page 657, Register's Office for Davidson County, Tennessee. The said Eugene Mangum, husband of Mary Jo Elam Mangum, died testate in April of 1988, leaving his entire estate to his widow, Mary Jo Elam Mangum (Davidson County Probate Case No. 91231). The said Mary Jo Elam Mangum, a widow, having since conveyed her interest to Mary Eugenia Mangum by quitclaim deed of record in Book 9556, Page 894, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6534 Rolling Fork Drive, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

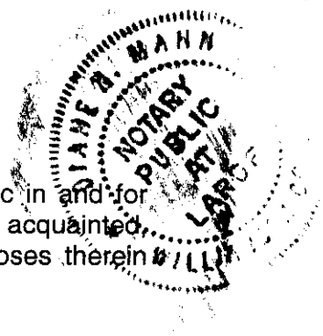
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of January, 2003.

Mary Eugenia Mangum

Mary Eugenia Mangum

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Eugenia Mangum, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 31st day of January, 2003.

Notary Public

My Commission expires 03/14/05