Record & return to: Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$137,500.00**. Affiant Subscribed and sworn to before me this the 28th day of February, 2003. Notary Public My commission expires: 9'25'07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Mangrum	**ABN AMRO MORTGAGE GROUP**	**Map 128-14, Parcel 146.00**
8045 Arbor Drive	**P.O. Box 57068**	
Nashville, TN 37221	**Irvine, CA 92619**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Katherine B. S. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Mangrum

HEREINAFTER CALLED THE GRANTEE, HIS 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, TN, being Lot No. 122 on the Plan of Harpeth Park Subdivision, Section Three, recorded in Book 4175, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine B. Severino by deed from David M. Baker and wife, Robin T. Baker of record in Book 11504, Page 31, Register's Office for Davidson County, Tennessee. The said Katherine B. Severion having since married and is now known as Katherine S. Hughes.

The said Roy L. Hughes joins in the conveyance for the purpose of conveying all right, title and interest he might have in the above described property, as spouse of Katherine S. Hughes.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (__x__) Unimproved (____) property, known as **8045 Arbor Drive, Nashville, TN 37221**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; 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 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/our hand(s) this 28th day of February, 2003.

Katherine S. Hughes
Katherine B. Hughes

Roy L. Hughes

Davidson County DEEDWARR
Recvd: 04/07/03 09:08 2pgs
Fees:13.00 Taxes:508.75
20030407-0045284

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine B. Hughes and husband, Roy L. Hughes,** the bargainor(s) 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 and official seal, at Brentwood, Tennessee on this **28th** day of **February, 2003.**

Robin L Weakley
Notary Public

My Commission Expires: 3/18/2003

