Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Neil J. Livingston 517 Annex Avenue Nashville, TN 37209	Same	David W. McMackin 104 East Park Dr., Ste. 104 Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/16/04 10:55 2pgs
Fees:13.00 Taxes:444.00

20040616-0071086

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $120,000.00

Map & Parcel No.
90-12-111

Affiant

Subscribed and sworn to before me on this June 8, 2004.

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Thomas Mangum and wife, Betty J. Mangum (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Neil J. Livingston, married (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

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

Being lot No. 122 on the Plan of Charlotte Park Subdivision, Section II, as of record in book 2663, pages 22 and 23, Register's Office for said County. Said lot No. 122 fronts 68.0 feet on the northwesterly side of Annex Avenue and extends back 149.6 feet on the southwesterly line and 149.5 feet on the northeasterly line to a line in the rear on which it measures 68.0 feet.

Being the same property conveyed to Thomas Mangum and wife, Betty J. Mangum, by virtue of a Warranty Deed dated July 30, 1965, from Frederick L. Horton and wife, Dorothy M. Horton, of record in Book 3918, page 204, Register's Office for Davidson County, Tennessee

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 517 Annex Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this June 8, 2004.

Thomas Mangum

Betty J. Mangum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Thomas Mangum and Betty J. Mangum, 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, this the 8th day of June, 2004.

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My Commission Expires: