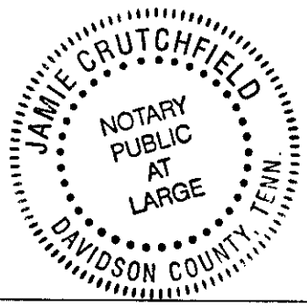
Davidson County DEEDWARR
Recvd: 06/30/04 13:43 2pgs
Fees:13.00 Taxes:333.00
20040630-0077823

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2004

Notary Public: ~~Zane C. Petty~~

MY COMMISSION EXPIRES: ~~01/27/07~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael D. Mangum	Franklin American Mortgage Company	Map 119
5 Peachtree St.	501 Corporate Centre Dr., Ste. 400	Group 06-0
Nashville, TN 37210	Franklin, TN 37067	Parcel 290.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

California Union Prop., LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael D. Mangum Dorothy Mangum
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 48, on the Plan of Rosewood Estates, Section One, of record in Plat Book 4955, Page 29, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to California Union Prop., LLC by deed from Secretary of Housing and Urban Development, of record in Instrument 20031006-0147200 and re-recorded in Instrument 20031027-0158008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5110, Page 595; Book 5176, Page 649; and Book 5264, Page 398, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4955, Page 29, said Register's Office.

Power of Attorney of record in Instrument 20031022-0156389, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5 Peachtree St., Nashville, TN 37210

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 and assigns forever; and we do covenant with 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 is 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 hand this 25th day of June, 2004.

California Union Prop., LLC

BY: John Myrtakis, Dale Stephens AIF
Dale Stephens, Attorney in Fact for John A. Myrtakis, Member

BY: Ken David Elving, Dale Stephens, AIF
Dale Stephens, Attorney in Fact for Ken David Elving, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dale Stephens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged that she executed the within instrument on behalf of John A. Myrtakis and Ken David Elving, Members of California Union Prop., LLC, the within named bargainor, and that she being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the within instrument on behalf of John A. Mytakis and Ken David Elving as Members of California Union Prop., LLC as their Attorney in Fact as the free act and deed of the within named John A. Mytakis and Ken David Elving as Members of California Union Prop., LLC.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of June, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.