This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/19/04 10:45 2pgs
Fees:13.00 Taxes:336.70
20040819-0100277

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mangrum Construction P.O. Box 1226 Fairview, TN 37062	same	156-09-0 050.00

WARRANTY DEED

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, I, **Terri B. Ward (formerly known as Terri Marie Bolden)**, a married woman, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Mangrum Construction, a partnership composed of Donnie R. Mangrum and Timothy R. Mangrum**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Terri Marie Bolden by deed from Robert A. Bolden and wife, Janette C. Bolden, of record in Book 11749, page 919, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2004 property taxes are a lien, but not yet due and payable.
2. Declaration of Covenants of record in Book 7241, page 616 and Book 10659, page 914, said Register's Office.
3. All matters appearing on the plan of record in Plat Book 9700, page 524, said Register's Office.
4. Charter of Homeowners Association of record in Book 10391, page 570, said Register's Office.
5. Easement of record in Book 10232, page 329, said Register's Office.
6. Any and all visible easements on and across subject property.
7. Subject to any and all building and zoning regulations of City, County and State.

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 successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This unimproved property is known as: 8221 West Chase Court, Nashville, TN 37221.

WITNESS MY HAND this 17th day of August, 2004, in Franklin, Tennessee.

Terri B. Ward
TERRI B. WARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Terri B. Ward, the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of August, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON CO

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $91,000.00.

Emily R. Mangrum
AFFIANT

Sworn to and subscribed to me, the undersigned, this 17th day of August, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

16031.2004/ml
mangrum construction 8221 west chase.wd