03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/03/04 12:10 2pgs
Fees:13.00 Taxes:333.00
20040903-0107030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Trey L. Mangrum
Affiant

Subscribed and sworn to before me, this 27th day of August, 2004.

Notary Public
My commission expires: 03/14/05

03-0408-32169

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Trey L. Mangrum	Countrywide Home Loans, Inc.	91-13-203
423 West Bend Drive	7105 Corporate Drive A285	
Nashville, TN 37209	Plano, TX 75024	

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, **Roger W. Sovine and wife, Shirley A. Sovine**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Trey L. Mangrum**, hereinafter called the Grantee, his 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. 17, in the Map of First Section of Crolywood Subdivision, Block A, of record in Book 1130, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roger W. Sovine and wife, Shirley A. Sovine by deed from Calvin Ernest Bledsoe and wife, Louise Bledsoe of record in Book 10018, Page 257, Register's Office for Davidson County, Tennessee.
>
> 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 423 West Bend Drive, Nashville, TN 37209

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 27th day of August, 2004.

Roger W. Sovine by Ashley Elder, Atty-in-fact
Roger W. Sovine
By Ashley Elder, Atty-in-Fact

Shirley A. Sovine by Ashley Elder, Atty-in-fact
Shirley A. Sovine
By Ashley Elder, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Ashley Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Roger W. Sovine and Shirley A. Sovine and is authorized by them to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of August, 2004.

Notary Public

My commission expires: 03/14/2005