Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Donnie R. Mangrum
8217 West Chase Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
PrimeTrust Bank
1717 Mallory Lane
Brentwood, TN 37027

MAP **156-9**
GROUP
PARCEL **51.00**

Davidson County DEEDWARR
Recvd: 02/18/05 09:13 2 pgs
Fees:13.00 Taxes:455.10
20050218-0018476

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Adam W. Swartz and wife, Kelly S. Swartz**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Donnie R. Mangrum and Timothy R. Mangrum**, 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:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Revision Two, Final Plat for Chase Creek Subdivision, of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Adam W. Swartz and wife, Kelly S. Swartz by deed from Kendall Bolden Archdeacon of record in Instrument no. 20040113-0005500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is unimproved property known as 8217 West Chase Court, Nashville, Tennessee 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", their heirs and assigns , forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 15th day of February, 2005.

Adam W. Swartz

Kelly S. Swartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Adam W. Swartz and wife, Kelly S. Swartz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2005.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.19.08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $123,000.00.

AFFIANT

THOMAS I. BOTTORFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me on this 15th day of February, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006