Return To	STATE OF Tennessee
Executive Title, LLC 2520 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	COUNTY OF Wilson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Connie J. Bucher Affiant Subscribed and sworn to before me, this 9th DAY OF March, 2005. Rita B. Mitchell Notary Public MY COMMISSION EXPIRES: 6-17-07 (AFFIX SEAL)
WARRANTY DEED ET-05-5524	

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose H. Melendez	Market Street Mortgage	
(NAME)	(NAME)	
4912 Olivia Drive	213 Overlook Circle Ste A4	162-3-113
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL L. MANGRUM AND WIFE, LESLIE L. MANGRUM, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOSE H. MELENDEZ, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 271, on the Plan of COLEWOOD ACRES, SECTION 4-A of record in Book 4300, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete amd accurate legal description.

This conveyance is subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Michael L. Mangrum and wife, Leslie L. Mangrum, by deed from Frank M. Barrett and wife, Alice P. Barrett, dated August 17, 1999 as of record in Book 11625, Page 593, Register's Office for Davidson County, Tennessee.

Chris Tabscott executed this instrument on behalf of Michael L. Mangrum and wife, Leslie L. Mangrum pursuant to a Power of Attorney which is being placed of record concurrently herewith.

unimproved ( )
This is improved (X) property, known as 4912 Olivia Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 9th day of March, 2005.

Michael L. Mangrum by Chris Tabscott as attorney-in-fact
Michael L. Mangrum

Leslie L. Mangrum by Chris Tabscott as attorney-in-fact
Leslie L. Mangrum

Davidson County DEEDWARR
Recvd: 03/15/05 09:58 2 pg
Fees:13.00 Taxes:499.50

20050315-0028280

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 9th day of March, 2005, before me personally appeared Chris Tabscott, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael L. Mangrum and Leslie L. Mangrum, and who acknowledged that such person executed the same as the free act and deed of the said Michael L. Mangrum and Leslie L. Mangrum, by virtue of that Power of Attorney, duly executed by the said Michael L. Mangrum and Leslie L. Mangrum and appearing of record in Book //////, page //////, of the Register's Office of Davidson County, Tennessee. Instrument No. 20050315-0028279

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 9th day of March, 2005.

My Commission Expires: 6-17-07
Rita B. Mitchell Notary Public

RETURN TO:
EXECUTIVE TITLE LLC
2520 N. MT. JULIET ROAD
MT. JULIET, TN 37122

