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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: Title No: 46200

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/05/05 14:49 2 pg
Fees:13.00 Taxes:629.00

20050405-0037303

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bruce E. Mansfield Victory Mansfield 3626 West End Avenue #106 Nashville, Tennessee 37205	Leader Mortgage,LLC 4456 Corporation Lane. Virginia,VA 23462

TAX MAP-PARCEL NUMBERS: 104-09-H-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Naomi R. Higginbotham , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce E. Mansfield and spouse Victory Mansfield** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.F-106 of Richland House Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7380 page 470, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Naomi R. Higginbotham by deed from Dewey Morris, Jr., unmarried, of record in Doc. No. 20020227-0025089, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 7380, Page 470, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7380, page 470, Book 8708, page 501, Book 11545 page 870, Doc. No. 200106140062797, Doc. No. 200004030032872 and Doc. No. 200003310032315, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3626 West End Avenue #106, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2005 .

Naomi R. Higginbotham

State of TENNESSEE
County of DAVIDSON

On this 30th day of March, 2005 , before me the undersigned authority, personally appeared **Naomi R. Higginbotham**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $170,000.00

Affiant

Sworn and subscribed before me this 30th day of March, 2005

Notary Public

My Commission Expires: 10-26-05

MARY ESTHER CHAMPION
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN.