G-19211-3
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/05 11:13 2 pgs
Fees:13.00 Taxes:414.03

20050919-0112116

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$111,900.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2005.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy C. Mangrum **Elizabeth R. Mangrum**	~~[illegible]~~ **New Owner**	**Map128-13-0-A, Parcel 303co**
303 Westfield Drive	~~1400 Bel Plaza Drive~~	
Nashville, TN 37221	~~Richmond, VA 23221~~	

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, WE,

Tom C. Harrison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy C. Mangrum and Elizabeth R. Mangrum, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of The Westfield (formerly The Hamlet) Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, and in Book 6801, Page 962, Book 6831, Page 982 and in Book 7271, page 256, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6678, Page 802, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Westfield (formerly The Hamlet) Condominiums, of as set out on Exhibit "D" to the Amendment to the Master Deed, record in Book 6831, Page 982, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Tom C. Harrison, Jr., unmarried, by Deed from George Gianikas, Trustee, with full power, of record in Book 7204, Page 877, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westfield (formerly The Hamlet) Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed in behalf of Tom C Harrison, pursuant to a Durable Power of Attorney executed by same on the 17th day of April, 2001, of record in Instrument No. 20041105-0133891, Register's Office for Davidson County, Tennessee.

This is Improved (_X___) Unimproved (____) property, known as: **303 Westfield Drive, Nashville, TN 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 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 **15th** day of **September, 2005.**

Tom C. Harrison Tom C. Harrison
By Robert E. Cooper, II Atty-in-Fact

By: Robert E. Cooper, II, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Robert E. Cooper, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Tom C. Harrison,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Tom C. Harrison for the purpose therein contained, by signing the name of Tom C. Harrison by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, **2005.**

Notary Public

My Commission Expires: 11-19-09