Davidson County DEEDWARR
Recvd: 01/06/06 14:07 2 pgs
Fees:13.00 Taxes:888.00

20060106-0002422

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2005.

Notary Public
My commission expires: 1/8/09

MARK LEEDOM DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

02-0512-44452

Address of New Owner:	Send Tax Bills to:	Tax Information
Karl Kaul 5909 Nolensville Road Nashville TN 37211	America's Wholesale Lender 6440 Southpoint Parkway #300 Jacksonville, FL 32216	172-08-0-040.00

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, Charles D. Mangrum and wife, Linda D. Mangrum, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karl Kaul, hereinafter called the Grantees, their 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. 129 on the Plan of Forest Acres Estates, Section One, of record in Book 3700, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. Mangrum and wife, Linda D. Mangrum by deed from Florence L. Elofson, a widow, dated June 12, 1973, of record in Book 4718, Page 291, 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 5909 Nolensville Road, Nashville, TN 37211

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 21st day of December, 2005.

Charles D. Mangrum

Linda D. Mangrum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles D. Mangrum and Linda D. Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of December, 2005.

State of Tennessee at Large

NOTARY PUBLIC AT LARGE
MARK BLAYNEY LEEDOM · TENN. · DAVIDSON COUNTY

My Commission expires 9/8/09