BOX 13
# 11081

**THIS INSTRUMENT PREPARED BY:**
**Judy S. Wells, Attorney**
**7101 Executive Center Drive, Suite 151**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 03/03/06 13:47 2 pgs
Fees:13.00 Taxes:2959.63
20060303-0025016

## WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donnie R. Mangrum and Timothy R. Mangrum**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Brett Manning and wife, Bethany Manning,** hereinafter called the Grantee, and its assigns, a certain tract of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 34 on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for Davidson County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Donnie R. Mangrum* by Warranty Deed of record in Instrument No. 20050218-0018476 in the Register's Office for Davidson County, Tennessee.
* AND TIMOTHY R. MANGRUM,

This conveyance is subject to any applicable restrictions of record in the Register's Office for Williamson County, Tennessee, and to any and all restrictions and easements of public record. Taxes for the year 2006 are hereby assumed by the herein named Grantee.

This is improved property known as 8217 West Chase Court, 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 said Grantee, its successors and assigns forever.

Grantor does hereby covenant with said Grantee that Grantor is lawfully seized 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; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 24th day of February, 2006.

Timothy R. Mangrum

Donnie R. Mangrum
Donnie R. Mangrum
By:
Attn in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy R. Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February, 2006.

Notary Public

My Commission expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Timothy R. Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Donnie R. Mangrum, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Donnie R. Mangrum, the bargainor, by the said Timothy R. Mangrum, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $799,900.00

Affiant

Sworn to and subscribed before me this the 24th day of February, 2006.

Notary Public

My commission expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

New Owner
Brett Manning
8217 West Chase Court
Nashville, TN. 37221

Send Tax Bills To:
New Owner

Map & Parcel
150-
51.00