Davidson County DEEDWARR
Recvd: 03/17/08 15:20 3 pgs
Fees:18.00 Taxes:891.70
20080317-0026896

WARRANTY DEED

THIS INDENTURE, made and entered into this 13TH day of MARCH, 2008, by and between **KATHLEEN WINTER**, party of the first part, and **NITA MANGUM, AN UNMARRIED PERSON**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of BRENTWOOD, County of DAVIDSON, State of Tennessee, to wit:

BEING Lot No. 133, on the Plan of Fredericksburg, Phase 1, Section 4, as shown by plat of record in Plat Book 9700, page 648, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20040429-00489 35 in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of BRENTWOOD and County of DAVIDSON realty taxes for the year 20 08, and subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 648, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kathleen Winter

KATHLEEN WINTER

STATE OF TX

COUNTY OF Williamson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **KATHLEEN WINTER**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 20th day of February, 2008.

Sonia Gaye Schlegel

Notary Public

My commission expires: 11/20/2011

SONIA GAYE SCHLEGEL
Notary Public, State of Texas
My Commission Expires
November 20, 2011

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 241,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13TH day of March, 2008.

Notary Public

My commission expires: **SEPTEMBER 7, 2010**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Property Address: **641 OLD HICKORY BOULEVARD; UNIT 403, BRENTWOOD, TN 37027**

Tax Parcel Number: 171-03-0B-193.00CO

Name and address of property owner, and mail tax bills to:

NITA MANGUM
641 OLD HICKORY BOULEVARD #403
BRENTWOOD, TN 37027

This instrument was prepared by, and after recording, return to:

Cumberland TItle
216 Centerview Dr., Ste. 139
Brentwood, TN 37027