PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(___gj____) Title No: 49302
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brannon D. Mangus Tiffany B. Mangus 1717 Champions Drive Nashville, Tennessee 37211	Bank of America, N.A. 9000 Southside Blvd. Bldg. 100, 3rd Floor Jacksonville, Florida 32256-0771

TAX MAP-PARCEL NUMBERS: 172080B07300CO

Davidson County DEEDWARR
Recvd: 05/27/08 12:20 2 pgs
Fees:13.00 Taxes:643.80
20080527-0053619

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel J. Vanhimbergen and spouse, Leslie B. Vanhimbergen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brannon D. Mangus and spouse, Tiffany B. Mangus** 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:**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Phase Two, Bridle Downs of record in Book 7900, page 241, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel J. Vanhimbergen and wife, Leslie B. Vanhimbergen by Warranty Deed from Roger A. Campbell and wife, Melissa M. Campbell dated April 29, 2003 and recorded on May 5, 2003 of record in Doc. No. 20030505-0059735, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 241, said Register's Office, which Plan shows 20 foot minimum building set back line from Champions Drive, together with a designated building envelope and a 15 foot easement for public utility and drainage purposes along the front line(s) of said lot and a 10 foot public utility and drainage easement located on the rear line of said lot and a 5 foot easement for public utility and drainage purposes along each side line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7448, page 772, amended in Book 8814, page 631, Book 9818, page 68, Book 9873, page 497, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1717 Champions Drive, Nashville, Tennessee 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 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 23rd day of May, 2008.

Daniel J. Vanhimbergen

Leslie B. Vanhimbergen

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2008 , before me the undersigned authority, personally appeared Daniel J. Vanhimbergen and Leslie B. Vanhimbergen , 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Sworn and subscribed before me this the 23rd day of May, 2008

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**