THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0806088 **Record and Return to:**	The actual consideration or value, whichever is greater, for this transfer is: $452,500.00. Affiant Subscribed and sworn to before me this 20th day of June, 2008. Notary Public My commission expires: 1-22-10

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
James C. McCanless III Colleen C. McCanless 166 Kenner Avenue Nashville, TN 37205	SunTrust Mortgage, Inc., 401 Commerce Street, Suite 6100, Nashville, TN 37219	MAP 116-04 PARCEL 46

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **Robert J. Mangialardi**, married, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **James C. McCanless III** and wife, **Colleen C. McCanless** (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 20 on the Plan of Kenner-Manor Land Company's Subdivision of record in Book 421, page 100, said Register's Office.

Said part of Lot No. 20 fronts 50 feet on the easterly margin of Kenner Avenue and extends back 174.25 feet on the northerly line and 170 feet on the southerly line to a dead line in the rear, measuring 5008 feet thereon.

Being the same property conveyed to Robert J. Mangialardi, unmarried, by deed from F. Morris Lewis and wife, Elizabeth J. Lewis, A/K/A Elisabeth J. Lewis of record in Book 10088, page 791, said Register's Office, dated June 14, 1996.

This conveyance is made subject to:

1. Taxes for 2008, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Book 421, page 100, Register's Office of Davidson County, Tennessee.
3. Easement Agreement of record in Book 10084, page 101, as corrected in Book 10088, page 788, Register's Office of Davidson County, Tennessee.

This is improved property known as: 166 Kenner Avenue, Nashville, TN 37205

Wendy J. Mangialardi, wife of Robert J. Mangialardi, joins in the execution of this document to convey any interest she may have in the property, marital or otherwise.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2008.

Robert J. Mangialardi

Wendy J. Mangialardi

Davidson County DEEDWARR
Recvd: 06/23/08 09:21 2 pgs
Fees:13.00 Taxes:1674.25
20080623-0064101

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Robert J. Mangialardi and Wendy J. Mangialardi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 20th day of June, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009