WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 09:58 2 pg:
Fees:13.00 Taxes:518.00

20080805-0080480

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Notary Public:

My Commission Expires November 22, 2010

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Royce Dale Wilkerson	Sidus Financial	Parcel ID:
107 Ryburn Drive	1824 E. Main Street, Suite A	05306001200
Old Hickory, TN 37138	Easley, SC 29640	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Phyllis Mangrum DiLuigi, Successor Trustee of The Mangrum Family Trust, dated March 28, 2002

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Royce Dale Wilkerson and wife, Martha G. Wilkerson
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Map of Fairway View Subdivision, of record in Book 2900, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 70 feet on the southerly side of Ryburn Drive, and extends back 220.2 feet on the westerly line and 182.7 feet on the easterly line, to a line in the rear measuring 106.75 feet thereon.

Being the same property conveyed to The Mangrum Family Trust, dated March 28, 2002, Thomas E. Mangrum and Mildred L. Mangrum, Co-Trustees, a Tennessee revocable living trust, of record in Instrument 20020404-0040849, said Register's Office. See also deed of record in Book 3035, Page 453, said Register's Office. The said Thomas E. Mangrum and Mildred L. Mangrum now being deceased. The Grantor herein executes this instrument as Successor Trustee of The Mangrum Family Trust, dated March 28, 2002.

This conveyance is subject to Restrictions of record in Book 2965, Page 41, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 41, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 107 Ryburn Drive, Old Hickory, TN 37138

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 31st day of July, 2008.

The Mangrum Family Trust, dated March 28, 2002

BY: Phyllis Mangrum DiLuigi

Phyllis Mangrum DiLuigi,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis Mangrum DiLuigi, Successor Trustee of The Mangrum Family Trust, dated March 28, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Successor Trustee of The Mangrum Family Trust, dated March 28, 2002, and as such Successor Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2008.

My Commission Expires: 11/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.