K 1677

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 9800.00

------- NINETY-EIGHT HUNDRED & ---------- 00/100 DOLLARS

of which $4800.00 has been paid in cash by C. M. Boyington and wife, Randy W. Boyington, the receipt of which is hereby acknowledged, and for the remaining $5000.00, the said C. M. Boyington and wife, Randy W. Boyington have assumed a loan to the Fidelity Federal Savings & Loan Association of Nashville, secured by a deed of trust to Louis Leftwich, Jr., Trustee of record in Book 1622, page 583, R.C.D.C., Tennessee, in the original amount of $6000.00, with a present unpaid balance of $5000.00,

We, J. F. Mangrum and wife, Mildred M. Mangrum have bargained and sold, and by these presents do transfer and convey unto the said C. M. Boyington and wife, Randy W. Boyington, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east 80 feet front and 60 feet rear of Lot No. 136 on the Map of Section Three, Glencliff Estates, of record in Book 1424, page 1, Register's Office for said County.

Said part of said Lot No. 136 fronts 80 feet on the north side of Lawndale Drive and runs back between lines, 306 feet on the easterly line and 318 feet more or less on the westerly line to a dead line, on which it measures 60 feet.

Being part of the property conveyed to J. F. Mangrum and wife, Mildred M. Mangrum, by deed from Glencliff Estates, of record in Book 1582, page 624, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. M. Boyington and wife, Randy W. Boyington, their heirs and assigns, forever.

And we do covenant with the said C. M. Boyington and wife, Randy W. Boyington 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.

And we, J. F. Mangrum and wife, Mildred M. Mangrum do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. M. Boyington and wife, Randy W. Boyington, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of November, 1948

J. F. Mangrum

Mildred M. Mangrum

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary C. Mammarelli, a Notary Public in and for said County and State, the within named J. F. Mangrum and wife, Mildred M. Mangrum

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of November, 1948

Commission expires July 7, 1949

Mary C. Mammarelli
Notary Public

G 69