BK 2876

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND THREE HUNDRED AND NO/100 - ($10,300.00) - - - - - - - - - - - - - - - - **DOLLARS**
Cash in hand paid by Edwin Hasil Ellis and wife, Velma Irene Ellis, the receipt of which is hereby acknowledged,

MANGUM HEIGHTS, INC.

a TennesseeCorporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said Edwin Hasil Ellis and wife, Velma Irene Ellis

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot 31, Mangum Heights Subdivision as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 31 fronts 70 feet on the westerly side of Wharton Drive and runs back 165.20 feet on the north line and 151.53 feet on the south line to a dead line in the rear, measuring 98 feet thereon.

Being part of the same property conveyed to Mangum Heights, Inc., by deed from Joseph H. Mangum and wife, of record in Book 2745, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin Hasil Ellis and wife, Velma Irene Ellis their **heirs and assigns, forever.**

And it does ~~do~~ covenant with the said Edwin Hasil Ellis and wife, Velma Irene Ellis **that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** except 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And Mangum Heights, Inc. **does further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Edwin Hasil Ellis and wife, Velma Irene Ellis their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF MANGUM HEIGHTS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 6th day of February, 1959.

ATTEST:

A. S. Johnson

A. S. Johnson, Secretary-Treasurer

MANGUM HEIGHTS, INC.

BY: J. H. Mangum

J. H. Mangum, President

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