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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 James Paul Cooper, the receipt of which is hereby acknowledged, MANGUM HEIGHTS, INC., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** James Paul Cooper

his **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 No. 22 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 22 fronts 75 feet on the easterly side of Bakertown Road and runs back 173.46 feet on the north line and 170 feet on the south line to a dead line, measuring 75 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 James Paul Cooper his **heirs and assigns, forever.**

And it does ~~dx~~ **covenant with the said** James Paul Cooper **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 purchaser.

And Mangum Heights, Inc. **do/es further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** James Paul Cooper his **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF ~~Witness~~ ~~hand~~ MANGUM HEIGHTS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 10th day of March, 1959.

Attest:

A. S. Johnson, Secretary-Treasurer

MANGUM HEIGHTS, INC.

By: J. H. Mangum

J. H. Mangum, President

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