BK 2993

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00)---------- DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, The Union Acceptance Corporation, a Tennessee corporation, has

bargained and sold, and by these presents do transfer and convey unto the said James E. Mangrum and wife, Elizabeth W. Mangrum, 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 No.7 on the Plan of Dupontonia Park, as of record in Book 2900, page 47, Register's Office for said County.

Said Lot No. 7 fronts 158.25 feet on the north side of Riner Drive and extends back between lines, 185.5 feet on the east line and 183.3 feet on the west line to a dead line in the rear on which it measures 167.9 feet.
Being part of the same property conveyed to The Union Acceptance Corporation by deed from Russell D. Kirby and wife, Lillie H. Kirby, of record in Book 2922, page 175, Registers Office for Davidson County, Tennessee.

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 E. Mangrum and wife, Elizabeth W. Mangrum, their heirs and assigns, forever.

And The Union Acceptance Corporation does covenant with the said James E. Mangrum and wife Elizabeth W. Mangrum 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.

And The Union Acceptance Corporation does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said James E. Mangrum and wife, Elizabeth W. Mangrum, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 10 day of November, 1959

ATTEST

THE UNION ACCEPTANCE CORPORATION

C. Turner

X Ronald L. Rigg

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____ Notary Public

PG 577