TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
L. D. Mangrum (NAME)	Guaranty Mortgage Company (NAME)	Map 91-16
309 Sentinel Drive (STREET ADDRESS OR ROUTE NUMBER)	318 Union Street (STREET ADDRESS)	Par. 363
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	BOOK 3837 PAGE 892

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated February 27, 1959, executed by James H. Sullivan and wife, payable to Guaranty Mortgage Company of Nashville, for the original amount of $9,000.00, with interest at 5¼% per annum, both principal and interest payable $44.91 monthly, beginning March 1, 1959, final February 1, 1999, and secured bya Deed of Trust of record in Book 2897, page 567, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Federal National Mortgage Association, by instrument of record in Book 2899, page 141, Register's Office for Davidson County, Tennessee.

we, JOHN S. DUFFY AND WIFE, KATHERINE L. DUFFY
have bargained and sold, and by these presents do transfer and convey unto the said
L. D. MANGRUM AND WIFE, JOYCE M. MANGRUM

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

Being Lot No. 96 on the Plan of Valley View Subdivision, Section III, as of record in Book 2330, page 148, Register's Office for said County.

Said Lot No. 96 fronts 60 feet on the westerly side of Sentinel Drive and extends back 128.26 feet on the northerly line and 130.98 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to John S. Duffy and wife, Katherine L. Duffy, by deed from James H. Sullivan and wife, as of record in Book 3372, page 497, Register's Office.

This is unimproved (X) improved ( ) property, known as 309 (House Number) Sentinel Drive (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 our hands this 1st. day of December, 19 64

John S. Duffy
John S. Duffy

Katherine L. Duffy
Katherine L. Duffy

STATE TAX $ 13.32
PROBATE 50
TOTAL $ 13.82

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named John S. Duffy and wife, Katherine L. Duffy

DEC 2 1964
R. E. WORRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.

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 1st. day of December, 19 64

PAID DEC 2 - 1964

Commission expires May 1, 1966 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

DOCUMENTARY 10¢

60626

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 2 4 07 PM '64

NOTE BOOK 110 PAGE 513
RECORDING FEE 2.00
DEP. REG.

Warranty Deed
G-175613 MAS

FROM JOHN S. DUFFY, ET UX

To L. D. MANGRUM, ET UX

TENNESSEE TITLE CO., NASH.