WARRANTY DEED

BOOK 3918 PAGE 204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Mangum (NAME:)	Thomas Mangum (NAME:)	8D-A-26350
517 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	517 Annex Avenue (STREET ADDRESS)	MAP 90-12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 111 mm

For and in Consideration of the sum of Thirteen Thousand Two Hundred Fifty and No/100 ---------- ($13,250.00) ---------- *DOLLARS*

of which $1,503.69 has been paid in cash by Thomas Mangum and wife, Betty J. Mangum, the receipt of which is hereby acknowledged, and for the remainder the said Thomas Mangum and wife, Betty J. Mangum, have assumed and agree to pay the unpaid balance of $11,746.31 of an indebtedness in the original amount of $13,400.00, secured by deed of trust executed by Hilton Lawrence King and wife, Rhue Duff King, to Herschel Greer, Trustee, of record in book 2833, page 219, Register's Office for Davidson County, Tennessee, and assigned to Federal National Mortgage Association by an instrument of record in book 2865, page 271, Register's Office for Davidson County, Tennessee,

We, Frederick L. Horton and wife, Dorothy M. Horton,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas Mangum and wife, Betty J. Mangum, their

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

Being lot No. 122 on the Plan of Charlotte Park Subdivision, Section II, as of record in book 2663, pages 22 and 23, Register's Office for said County. Said lot No. 122 fronts 68.0 feet on the northwesterly side of Annex Avenue and extends back 149.6 feet on the southwesterly line and 149.5 feet on the northeasterly line to a line in the rear on which it measures 68.0 feet. Being the same real property conveyed to Frederick L. Horton and wife, Dorothy M. Horton, by deed from Hilton Lawrence King and wife, of record in book 3074, page 87, said Register's Office.

This conveyance is made subject to agreement between Consolidated Developments, Inc. and City of Nashville, of record in book 2593, page 566, Register's Office for Davidson County, Tennessee; easement for electric power transmission line granted Tennessee Electric Power Company by instruments of record in book 787, pages 10 and 15, said Register's Office; 10-foot easement for public utilities along the westerly line of premises, 5-foot easement for pressure sewer across premises, 40-foot building setback line from Annex Avenue and conditions of owners certificate, as shown on plan of record in book 2663, pages 22 and 23, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2689, page 38, said Register's Office.

This Instrument Was Prepared By
Olney W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 517 Annex Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Mangum and wife, Betty J. Mangum, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas Mangum and wife, Betty J. Mangum *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,* except for taxes for the year 1965 which are prorated and assumed by grantees, and as above set out.

And we, Frederick L. Horton and wife, Dorothy M. Horton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas Mangum and wife, Betty J. Mangum, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frederick L. Horton

Dorothy M. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Frederick L. Horton and wife, Dorothy M. Horton,

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 July, 19 65.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966.

STATE OF .....
COUNTY OF .....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

K 1015

WARRANTY DEED

FROM
Frederick L. Horton, et ux

TO
Thomas Mangum, et ux

91127

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 30 4 06 PM '65

NOTED: BOOK 42 PAGE 154
RECORDING FEE $ 2.00
DEP. REG. ---

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

STATE TAX $ 12.50
PROBATE .50
TOTAL $ 12.50

JUL 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 30 1965

4132 50