# WARRANTY DEED

BOOK 4393 PAGE 313

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph H. Mangum (NAME) | SAME (NAME) | Map 53-14 Par 34, 35 Map 63-2 Par 23 Map 168 Par 103 |
| 3559 Haywood Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

m & P.

*For and in Consideration of the sum of* Ten and No/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building Nashville, Tennessee

| | | | | | |
|---|---|---|---|---|---|
| JAN23RD | CONV | *4,000.00 | | | |
| JAN23RD | S'TAX | | B* | 10.40 | |
| JAN23RD | PR'FEE | | B* | .50 | |
| JAN23RD | W'DEED | | B* | 4.50 | * 15.40 |

we, A. A. Colebrooke and wife, Georgia Colebrooke, and A. A. Colebrooke as sole director, shareholder and officer of A. Alexander Corporation,

*have bargained and sold, and by these presents do transfer and convey unto the said* Joseph H. Mangum and wife, Elizabeth L. Mangum, their

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

Two tracts of land in the 9th Civil District of Davidson County, Tennessee and described according to an unrecorded survey by the Draper Surveying Service as follows:

TRACT NO. 1: Being Lots Nos. 7, 8, 9 and 10 on the unrecorded survey by Draper surveying Service, dated February 12, 1964, and described together as follows:
BEGINNING at a point on the northwesterly margin of Hester and Beasley Road, said point being North 52° 13' East 163 feet from the southeasterly corner of property conveyed to W. A. McNeil by deed of record in book 3431, page 133, Register's Office for said County, and being the southwesterly corner of the tract herein described and of Lot No. 10 of said survey; thence with the northwesterly margin of Hester and Beasley Road, North 52° 13' East 436 feet to a point, said point being the southeasterly corner of Lot No. 7 on said survey; thence, leaving, the margin of Hester and Beasley Road and with the common boundary of Lots Nos. 6 and 7 on said survey, North 37° 47' West 400 feet to a point, said point being the northeast corner of the herein described tract; thence with the northerly lines of Lots Nos. 7, 8 and 9 of said survey South 52° 13' West 312.3 feet to a point; thence with the northerly line of Lot no. 10 of said survey South 40° West 135 feet to a point; thence with the common boundary between Lots No. 10 and 11 on said survey, South 37° 47' East 371 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 23rd day of January 19 72

Joseph H. Mangum
Affiant

My commission expires June 6, 1972
(Affix Seal)

Mary Ensey
Notary Public

TRACT NO. 2: Beginning at an iron pin in the northwesterly margin of the Hester and Beasley Road, 70 feet southwesterly from the northeast corner of the property conveyed to A. A. Colebrooke by deed of record in book 3646, page 313, Register's Office for said County, and running thence with said margin and a curve southwesterly 108 feet, and South 34° 30' West 40 feet to an iron pin; thence north 55° 30' West 245.9 feet to an iron pin; thence parallel to the north line of the Colebrooke property South 86° 20' East 300 feet to the point of beginning.

Tracts 1 & 2
Being part of the property conveyed to A. A. Colebrooke and wife, Georgia Colebrooke by deed from Ralph H. Drake and wife, of record in book 3646, page 313, Register's Office for said County.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Map of Nawakwa Hills Powwow Addition, Section No. 1, as of record in book 843, page 79, Register's Office for said County.
Said Lots Nos. 13 and 14 front together 100 feet on the westerly side of Whoopee Trail and extend back between parallel lines 149 feet to the easterly margin of a one foot strip.
Being the same property conveyed to A. Alexander Corporation by deed from Lena Bell Smith of record in book 3702, page 9, Register's Office for said County.

TRACT NO. 4: Land in Davidson County, Tennessee, being Lot No. 112 on the map of Nawakwa Hills Powwow Addition, Section 4, as of record in book 974, page 26, Register's Office for said County.
Said Lot No. 112 fronts 50 feet on the westerly side of Whoopee Trail and runs back between parallel lines 149 feet to a one-foot reserved strip.
Being the same property conveyed to A. Alexander Corporation, by deed from William H. Howell, Trustee, of record in book 3701, page 47, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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* Joseph H. Mangum and wife, Elizabeth L. Mangum, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Joseph H. Mangum and wife, Elizabeth L. 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.*

*And do further covenant and bind* we, A. A. Colebrooke and wife, Georgia Colebrooke and A. A. Colebrooke as sole director, shareholder and officer of A. Alexander Corporation, ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph H. Mangum and wife, Elizabeth L. Mangum *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our hands this 23rd *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Georgia Colebrooke

as sole director, shareholder and officer of A. Alexander Corporation.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named A. A. Colebrooke and wife, Georgia Colebrooke and A. A. Colebrooke as sole director, shareholder and officer of A. Alexander Corporation, 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 23rd day of January, 1970.

Mary Emery, Notary Public.

Commission Expires June 6, 1972

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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.....

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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.....

IDENTIF. REFERENCE
A 6 7 2 0
JAN 23 1 54 PM '70
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.