This instrument was prepared by: Andrew D. Tanner, Att...
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4425 PAGE 477

NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
bel Mangrum	Murphree Mortgage Company	13D-12345
(NAME)	(NAME)	
3231 Panorama Drive	226 Third Avenue, North	Map 80-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 77
Nashville Tenn 37218	Nashville Tenn 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ----------
cash paid by Grantee and other good and valuable consideration, Dollars, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $10,500.00, to Murphree Mortgage Company, secured by deed of trust to Raymond L. Davis, Jr., Trustee, of record in Book 3974, page 832, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, William G. Pippin, Sr. and wife, Ora Pippin,

have this day bargained and sold, and do hereby transfer and convey unto the said

Mabel Mangrum, ~~a widow~~ Unmarried,

her (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Sec. I, Bordeaux Gardens, as of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 275 fronts 55 feet on the westerly side of Panorama Drive and extends back 133.4 feet on the southerly line and 137.55 feet on the northerly line, to a dead line in the rear on which it measures 55.13 feet.

Being the same property conveyed to William G. Pippin, Sr. and wife, Ora Pippin, by deed from Roger Lee Kempfer and wife, as of record in Book 4352, page 29, said Register's Office.

This conveyance is made subject to - restrictions in Book 3465, page 403; and the recorded plan shows an owner's certificate, a 30-foot setback line from Panorama Drive, a 20-foot easement for public utilities and drainage along the rear line of the lot, an anchor easement 2-1/2x30 feet at the northerly front corner of the lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 15th day of June 1970

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3231 Panorama Drive, Nashville, Tenn 37218 (House number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Mabel Mangrum, ~~a widow~~ unmarried,

her (successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except for abovementioned deed of trust assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mabel Mangrum, ~~a widow~~ unmarried, her *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 15th *day of* June
having caused its name to be signed hereto by its duly authorized officers on said day and date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* William G. Pippin, Sr. and wife, Ora Pippin,

*the within named bargainor*S*, 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 *this* 15th *day of* June, *19*70.

Ina M. Hart *Notary Public*

My Commission Expires Oct. 31, 1971
Commission expires .....

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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 . . . . . .

JUN 19 70	CONV	13,000.00				
JUN 19 70	STAX		A*	33.80		
JUN 19 70	PRFEE		A*	.50		
JUN 19 70	WDEED		A*	3.00	*	37.30

WARRANTY DEED
FROM
W. G. PIPPIN, SR., et ux
TO
RECEIVED
FOR NTH REFERENCE
Jun 19 9 05 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Grantee's Title
Grantee's Address