Prepared by: Earl Thompson, Atty
Nash. Tenn

WARRANTY DEED

BOOK 4832 PAGE 359

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Wayne Mangrum, et al	Lomas & Nettleton	
(NAME:)	(NAME:)	86-1
309 Bonnahurst Drive	3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	50
Hermitage, Tenn. 37076	Virginia Beach, Va. 23451	Pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-Four Thousand ($24,000.00)--------

---------- *DOLLARS*

paid and to be paid as follows: $7,662.66 cash paid, the receipt of which is hereby acknowledged, and the remaining $16,337.34, which represents the balance of a deed of trust executed by James O. Porter and wife to J. Robert Cannon, Trustee, of record in Book 4305,page 229 Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company an original indebtedness of $17,500.00, which balance the purchasers herein assume and agree to pay according to the terms, conditions and provisions of said instrument. Said deed of trust is made a part of this conveyance by reference as fully as if copied herein.

we, Robert Lee Faulkner and wife, Grace Suzanne Faulkner

have bargained and sold, and by these presents do transfer and convey unto

Randall Wayne Mangrum and Sherry E. Robinson as joint tenants with the right of survivorship, it being the intent of this instrument that upon the death of either the survivor shall take the entire fee

the said singularly, ---------- and 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. 6 on the Plan of Hermitage Hills, Addition to Section 4, as of record in Book 3842, page 128, Register's Office for said County.
Said Lot fronts 75 feet on the southeasterly side of Pacifica Drive and runs back 140 feet on the northeasterly line and 142 feet on the southwesterly line, to a dead line in the rear on which it measures 78.9 feet.
Being the same property conveyed to Robert Lee Faulkner and wife, Grace Suzanne Faulkner, by deed from James O. Porter and wife, as of record in Book 4430, page 105, Register's Office for said County.

This conveyance is made subject to restrictions filed of record in Book 4140, page 232, Register's Office . Also, recorded plan shows Owner's Certificate, a 30-foot set-back line from Pacifica Drive, a 10-foot easement for utilities along the rear, an anchor easement 2-1/2x25 feet at the southwest front corner.

The escrow deposit with the holder of the mortgage is hereby transferred to the purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 8th day of July, 19 74

X Robert Lee Faulkner
Affiant

My commission expires: 11-30-76 (Affix Seal)

Dan P. Mayes
Notary Public

RECEIVED
JUL 8 1974
REGISTER'S OFFICE
DAVIDSON CO., TENN.

unimproved ( )
This is improved (X) property, known as 3831 (House Number) Pacifica Drive (Street) P. O. Address: Nashville (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 Randall Wayne Mangrum and Sherry E. Robinson as joint tenants with right of survivorship, etc. as aforesaid, and their *heirs and assigns, forever.*

And we *do covenant with the said* Randall Wayne Mangrum and Sherry E. Robinson *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 the deed of trust to secure Murphree Mortgage Company as aforesaid.

And we, Robert Lee Faulkner and wife, Grace Suzanne Faulkner *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Randall Wayne Mangrum and Sherry E. Robinson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *day of* July, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Lee Faulkner

Robert Lee Faulkner

Grace Suzanne Faulkner

Grace Suzanne Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Doy P. Mayes, a Notary Public in and for said County and State, the within named Robert Lee Faulkner and wife, Grace Suzanne Faulkner

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 8th day of July, 1974.

Doy P. Mayes, Notary Public.

Commission Expires 11-30-76

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.....

BOOK 1832 PAGE 362

WARRANTY DEED

FROM

ROBERT LEE FAULKNER, ET UX

TO

RANDALL WAYNE MANGRUM, ET AL

C 6 2 1 4 6

IDENTIF. REFERENCE

JUL 9 8 36 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

Mail Mtg Sta

Eleanor Overall Mangrum

JUL-9-74	CONV	24,000.00			
JUL-9-74	S'TAX		A*	62.40	
JUL-9-74	PR'FEE		A*	.50	
JUL-9-74	W'DEED		A*	8.00	* 70.90