This Form furnished by Attorneys Title Company, Inc.

BOOK 4992 PAGE 152

Form No. WD-2

FROM

L. D. MANGRUM Et Ux

TO

Joe T. Swafford, Trustee

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe T. Swafford, Trustee (NAME)	Guaranty Mortgage Company (NAME)	91-16
109 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	363
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 33829

IDENTIF. REFERENCE

JAN 28 10 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 2-18-76

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS cash in hand paid by JOE T. SWAFFORD, Trustee, and other good and valuable considerations, receipt of which is hereby acknowledged and the agreement by the said Joe T. Swafford, Trustee to assume and pay the unpaid balance of a loan in the original amount of $9,000.00 to Guaranty Mortgage Company, secured by deed of trust of record in Book 2877, Page 567, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

L. D. MANGRUM and wife, Joyce M. Mangrum

have bargained and sold, and by these presents do transfer and convey unto the said JOE T. SWAFFORD, Trustee with full power to mortgage, pledge, lease or convey without the joinder of any beneficiary his successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Valley View, Section 3, 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 runs back 128.26 feet on the northerly line and 130.98 feet on the southerly line to a rear line on which it measures 60 feet.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 25-foot minimum building setback line from Sentinel Drive, and a 10-foot easement forming a "V" for sewer line purposes across rear part of said lot, and a 10-foot public utility easement along rear line and 5-foot public utility easement along the northerly line and 2 1/2 x 20-foot utility anchor easement located on the northeasterly corner of said lot; restrictions of record in Book 2746, Page 540, Register's Office for Davidson County, Tennessee.

BOOK 4992 PAGE 153

WD-2

This is unimproved ( ) improved (X) property, known as 309 Sentinel Drive (House Number) (Street) Nashville 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 JOE T. SWAFFORD, TRUSTEE with full power his successors ~~heirs~~ and assigns, forever.

And we do covenant with the said JOE T. SWAFFORD, Trustee with full power 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 as of record.

And we, L. D. Mangrum and wife, Joyce M. Mangrum do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOE T. SWAFFORD, Trustee his successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 22nd day of January, 19 76

L. D. Mangrum
L. D. MANGRUM
Joyce M. Mangrum
JOYCE M. MANGRUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, L. D. Mangrum & wife Joyce M. 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 22nd day of January, 1976

Mark R. Sellers
Notary Public.

My commission expires: 10-6-79

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 .

JAN 28 CONV 12,000.00
JAN 28 STAX B* 31.20
JAN 28 PRFEE B* .50
JAN 28 W'DEED B* 4.00 * 35.70

, Notary Public.

Commission expires .