BOOK 5022 PAGE 542

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delmer H. Peppers and wife, Wylene W. Peppers	SAME (same)	134-111
5200 Pritchett Dr.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirteen Thousand ($13,000.00) ---------- *DOLLARS*

$2,500.00 of which paid in cash, with the balance of $10,500.00 paid by mortgage note delivered to Grantors, receipt of all of which is hereby acknowledged, we, Joseph H. Mangum and wife, Elizabeth L. Mangum,

MAY-6 76	CONV	13,000.00			
MAY-6 76 S'TAX			B*	33.80	
MAY-6 76 PR'FEE			B*	.50	
MAY-6 76	W'DEED		B*	8.00	* 42.30

have bargained and sold, and by these presents do transfer and convey unto the said Delmer H. Peppers and wife, Wylene W. Peppers, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 5th, formerly the 7th, Civil District of said County, described as follows:

Beginning at a point in the center of the Nashville, Chattanooga & St. Louis Railway right of way, 350 feet northwardly from the southeast corner of a tract of land conveyed to W. L. Tomberlain and wife, Azelea Tomberlain, by deed from J. B. Reasonover and wife, of record in Book 1315, page 163, Register's Office for said County; thence with the center line of said right of way, south 57° 50 feet to a point, said point being 50 feet north from the northeast corner of a tract of land conveyed to Robert Brown Burnette and wife, Lydia Helen Burnette, by deed from W. L. Tomberlain and wife, of record in Book 1385, page 397, said Register's Office; thence parallel with said Burnette's northerly line, south 37-1/4° west 511.5 feet, more or less, to the center line of the Mill Creek Valley Pike to a point 50 feet north of said Burnette's northwest corner; thence with the center line of Pike, north 47° west 50 feet to a point; thence north 37-1/4° east 511.5 feet more or less, to the point of beginning.

Included in the above description but expressly excluded therefrom is the following described property:

Beginning at the junction of M. K. Clopton's southeast boundary with the right of way line of the Nashville, Chattanooga & St. Louis Railway, said right of way line lying south of, parallel with and 100 feet distant from the center line of main track; thence in a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 1976

Notary Public

My commission expires APRIL 3-1978

(Affix Seal)

southwesterly direction with my said southeast boundary 80 feet to a point; thence in a northwesterly direction on a straight line 51 feet to a point in my northwesterly boundary; thence in a northeasterly direction with my said northwesterly boundary 95 feet to a point in said right of way line; thence in an easterly direction with said right of way line 50 feet to the point of beginning, containing 4375 square feet.

Being the same property conveyed to Joseph H. Mangum and wife, Elizabeth L. Mangum, by Warranty Deed from Henry C. Denton and wife, Clara E. Denton, of record in Book 4738, Page 793, 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 Delmer H. Peppers and wife, Wylene W. Peppers their *heirs and assigns, forever.*

And we *do covenant with the said* Delmer H. Peppers and wife, Wylene W. Peppers *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 we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Delmer H. Peppers and wife, Wylene W. Peppers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8 *day of* April, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph H. Mangum

Joseph H. Mangum

Elizabeth L. Mangum

Elizabeth L. Mangum

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert J. Walker, a Notary Public in and for said County and State, the within named Joseph H. Mangum and wife, Elizabeth L. Mangum

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 day of April, 19 76

Robert J. Walker, Notary Public

Commission Expires 3-9-77

ROBERT J. WALKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.

WARRANTY DEED

FROM

JOSEPH H. MANGUM AND WIFE,

ELIZABETH L. MANGUM

TO

DELMER H. PEPPERS AND WIFE,

WYLENE W. PEPPERS

D 47960

IDENTIFICATION REFERENCE

MAY 6 2 00 PM '76

FEE $ DAVIDSON COUNTY, TENN. REGISTER

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