BOOK 5073 PAGE 3 **WARRANTY DEED** MAIL TO: J[illegible] TY. AUCTION 3937 Gall[illegible] NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Avery M. Richardson Et ux	same	Map 113
(NAME)	(NAME)	
528 Highcrest Drive		Par. 122
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Joseph H. Mangum and wife, Elizabeth L. Mangum

have this day bargained and sold, and do hereby transfer and convey unto the said Avery M. Richardson and wife, Evylee M. Richardson

their XXXXXX, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Tract 8 on the Subdivision of the Paul Richardson Farm, not of record, being partially composed of Lot 5 of the Elijah Robertson Lands which is of record in Plan Book 1, page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31, 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tract 7 and 8; thence with the center line of said Road, south 23° 12' east 73.92 feet to a point; thence south 19° 40' 30" west 352.31 feet to the common corner of Tracts 8 and 9; thence with the line between said Tracts, south 77° 15' east 1,080.20 feet to a point, the easterly corner of Tract 9; thence leaving said Tract 9, south 82° 58' east 276 feet to a point; thence north 84° 18' east 188.84 feet to a point; thence north 55° 13' east 305.85 feet to a point; thence south 85° 41' east 175 feet to the southwest corner of Tract 5; thence with the line between Tracts 5 and 8, north 4° 52' east 477.89 feet to the southeast corner of Tract 7; thence with the line between tracts 7 and 8, north 89° 31; west 1,892.22 feet to the point of beginning, containing 24.02 acres, more or less.

Being the same property conveyed to Joseph H. Mangum and wife, Elizabeth L. Mangum by deed from Paul Richardson, Jr. and wife, Mary E. Richardson of record in Book 4657, page 164, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6550.00

Subscribed and sworn to before me, this the 23rd day of September 1976

Affiant

My commission expires: My Commission Expires Dec. 5, 1977 (Affix Seal)

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ) improved ( ) property, known as ..... (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 Avery M. Richardson and wife, Evylee M. Richardson, their XXXXXX 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Avery M. Richardson and wife, Evylee M. Richardson, their XXXXXX heirs and assigns, against the lawful claims of all persons.

Witness our hands this 22 day of September, 1976, 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

Elizabeth L. Mangum

This Instrument Was Prepared By

Phillip Saindon (gs)

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Saindon, *a Notary Public in and for said County and State,* Joseph H. Mangum and wife, Elizabeth L. Mangum *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, Tennessee, *this* 2 *day of* September, *19*76.

Notary Public

Commission expires Jan 29, 1980

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, ET UX

TO

AVERY M. RICHARDSON, ET UX

D 70134

IDENTIFICATION REFERENCE

Sep 29 9 00 AM '76

REGISTER

MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON

SEP 29 76	CONV	*6,550.00			
SEP 29 76	S'TAX		B*	16.90	
SEP 29 76	PR'FEE		B*	.50	
SEP 29 76	W'DEED		B*	4.00	* 21.40