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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

24,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 1976.

Notary Public

MY COMMISSION EXPIRES: 2-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike W. Erdelyan (NAME)	Baker Mortgage Corporation (NAME)	2W 09250
110 Riner Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Fxpressway (STREET ADDRESS)	53-16
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta Ga 30345 (CITY) (STATE) (ZIP)	36

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE James F. Mangrum et ux Elizabeth W. Mangrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike W. Erdelyan and Belinda L. Jamison

HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Plan of Dupontonia Park as of record in Book 2900, Page 47, Register's Office for said County.
SAID Lot No. 7 fronts 158.25 feet on the northerly side of Rhiner Drive and extends back 183.3 feet on the westerly line and 185.5 feet on the easterly line to a dead line in the rear measuring 167.9 feet thereon.

BEING the same property conveyed to James F. Mangrum et ux Elizabeth W. Mangrum by deed from Union Acceptance Corporation of record in Book 2993, Page 577, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3075, Page 533, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 110 Riner Drive (House Number) (Street) Old Hickory, Tennessee 37138 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1ST day of NOVEMBER, 1976

James F. Mangrum James F. Mangrum

Elizabeth W. Mangrum Elizabeth W Mangrum

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Mangrum et ux Elizabeth W. Mangrum

the 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 1ST day of NOVEMBER 19 76.

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public with and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

FILE BOX 3

WARRANTY DEED

FROM James E. Mangrum

TO Mike W. Erdelyan

D 75628

IDENTIF. REFERENCE

Nov 4 10 33 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedam
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

NOV-4 76	CONV	24,900.00			
NOV-4 76	S'TAX		B*	64.74	
NOV-4 76	PR'FEE		B*	.50	
NOV-4 76	W'DEED		B*	4.00	* 69.24