BOOK 5661 PAGE 313

Prepared by: Hall, Bedford & Nichols
18th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James R. Nivens	Same	83-10-260
(NAME) 1711 Forrest Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS)	23W-7290
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Nellie Mangrum, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said

James R. Nivens, a single person, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING the West one-half of Lot No. 84 on the Map of Lockeland, of record in Book 57, Page 135, Register's Office for said County.

SAID part of said lot fronts 50 feet on the North side of Forrest Avenue and runs back between parallel lines 325 feet more or less to a dead line.

BEING the same property conveyed to Will J. Mangrum and wife, Nellie Mangrum, by deed from Washington Banks Stone, Jr. and wife, Agnes Carter Stone, of record in Book 2441, Page 333, Register's Office for Davidson County, Tennessee, the said Will J. Mangrum having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 6th day of October 19 80

Affiant: X James R Nivens

My commission expires: 10-15-83 (Affix Seal)

Notary Public: Barry W. Bedford

This is improved (X) unimproved ( ) property, known as 1711 Forrest Avenue, Nashville, TN 37206
(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

James R. Nivens, his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my Grantee, his *heirs and representatives, to warrant and forever defend the title to said real estate to said*

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 6th *day of* October, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Nellie Mangrum
(Nellie Mangrum)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Nellie Mangrum

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 6th *day of* October, *19* 80

Barry W. DeJarnett
Notary Public

Commission expires 10-15-83

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 .....

6RL7 10/07 46.10- CHECK

WARRANTY DEED

FROM

NELLIE MANGRUM

TO

JAMES R. NIVENS

G 1.1.4 0 8

IDENTIF. REFERENCE

OCT 7 10 39 AM '80

DAVIE SUN COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5661 PAGE 315

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

16000.00- CO
41.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 48.10-
6847A10/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.-408

IDENTIF. REFERENCE

Oct 7 10 39 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 784552