7258 09/10 84.50- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5793 PAGE 21

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP—PARCEL NUMBERS
Teresa G. Burns	Teresa G. Burns	Map-
(NAME) 217 Cherry Street	(NAME) 217 Cherry Street	Parcel -
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Madison, TN 37115	11D-38195
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, ETTA B. MANGRUM, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERESA G. BURNS, a single person,

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. 5 of Block "D" on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County, as follows:

Said Lot No. 5 fronts 50 feet on the northerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Jack J. Mangrum and wife, Etta B. Mangrum by deed of record in Book 3534, Page 361, Register's Office of Davidson County, Tennessee. The said Jack J. Mangrum died intestate on November 15, 1977 and the said Etta B. Mangrum being the surviving spouse of Jack J. Mangrum.

This conveyance is subject to the following:
(1). Setback lines, easements and other encumbrances contained in the Plan of said property of record in Plat Book 974, Page 69, Register's Office of Davidson County, Tennessee.
(2). 1981 County Property Taxes shall be pro-rated.

unimproved ( )
This is improved (X) property, known as 217 Cherry Street, Madison, TN 37115

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, successors, assigns 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.

POSSESSION to be given September 15, 1981.

Witness my hand this 9th day of September, 19 81

Etta B. Mangrum
ETTA B. MANGRUM

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 5793 PAGE 22

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ETTA B. MANGRUM, a widow, the bargainor(s) x x x x x x x x x x x x x x 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 Mt. Juliet, Tennessee, this 2 day of Sept., 19 81.

Commission Expires: 11-20-81

Notary Public

STATE OF)
COUNTY OF)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the and respectively of the within named bargainor, a corporation, and that (he, they) as such and being authorized so to do, executed the foregoing instrument for the purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM ETTA B. MANGRUM, a widow

TO TERESA G. BURNS, a single person

G 59248

IDENTIF. REFERENCE

RUSH

SEP 10 11 08 AM '81

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Etta Mangrum
Affiant

Subscribed and sworn to before me this the 2 day of Sept., 19 81.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5793 PAGE 23

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
			300000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			7259A09/10/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

659248

IDENTIF. REFERENCE

SEP 10 11 08 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 842783