FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,835.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bernard M. Rosenblum, Attorney, 500 Church St. Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis L. Mangrum et ux (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 104-9
3725 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 48
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239-0134 (CITY) (STATE) (ZIP)	26W-1925

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, RICHARD DUITZ and wife SHARON DUITZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS L. MANGRUM and wife SANDRA KAY DARNELL

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. 178 on the Map of Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for said County.

Said Lot No. 178 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Richard Duitz and wife Sharon Duitz by deed from Jerry R. Bellar, a single man, of record in Book 5533, page 633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing building restrictions and/or zoning ordinances and easements as of record.

As an exception to the warranty hereinafter set out, said tract is encumbered by deed of trust of record in Book 5533, page 636, Register's Office for Davidson County, Tennessee, and the debt secured thereby is to be assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 3725 Central Avenue, Nashville, Tennessee 37205
(House Number) (Street) (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 hands this 1st day of March, 1983

Richard Duitz

Sharon Duitz

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 Richard Duitz and wife, Sharon Duitz

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 1st day of March 1983.

Commission expires 4-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

WARRANTY DEED

FROM
RICHARD DUITZ and wife, SHARON DUITZ

TO
DENNIS L. MANGRUM and wife, SANDRA KAY DARNELL

H 3 3 6 2 2

RUSH

IDENTIF. REFERENCE

MAR 2 11 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

67035.78- CO
176.28 CO TX
.50 PRFEE
6.00 WDEED
CHECK 192.73-
0306AC3/02/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 6 2 2.

IDENTIF. REFERENCE

MAR 2 11 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932362