BOOK 9197 PAGE 617

Box 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00
James A. Mangrum
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF December 19 93
Notary Public
MY COMMISSION EXPIRES: 7/20/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES A. MANGRUM | SAME | MAP 105-07 |
| (NAME) 405 Merritt Avenue | (NAME) | PARCEL 141 |
| (ADDRESS) Nashville Tn 37203 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, MAXIE BIENER AND MORRIS KRAFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. MANGRUM

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:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hamilton's Subdivision of record in Book 3842, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to T.C. Jones, Maxie Biener and Morris Kraft by deed of record in Book 7996, page 630, Register's Office for Davidson County, Tennessee. The said J.C. Jones having since conveyed his interest to the said Maxie Biener (a 1/6 interest) and Morris Kraft (a 1/6 interest) by deed of record in Book 8444, page 681, Register's Office for Davidson County, Tennessee.

**This is not the principal residence of the Grantors.**

00198
IDENTIF. & REFERENCE

93 DEC 23 AM 9:01
FILED/RECORDED/REGISTER
DAVIDSON COUNTY, TN.

This is unimproved (XX) improved ( ) property, known as 405 Merritt Avenue, Nashville, TN 37203
(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 hand s this 17th day of December, 19 93

MORRIS KRAFT

MAXIE BIENER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9197 PAGE 618

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAXIE BIENER AND MORRIS KRAFT

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 17th day of December 19 93.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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



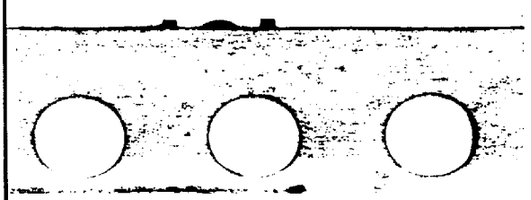
WARRANTY DEED

FROM

TO

RETURN TO:

7768 12/23 0101 CHECK 256.90



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9197 PAGE 619

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | 670000.00 |
| | | | ERR CO | |
| | | | CAMT | 670000.00- |
| | | | CAMT | 67000.00 |
| | | | CON TX | 247.90 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 256.90 |
| | | | CHECK | 256.90 |

12/23/93 01 09:02:0001 7768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00198 IDENTIF. & REFERENCE

93 DEC 23 AM 9:01

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

No. 737727