NEW PURCHASER
SEND TAX BILLS TO:
THOMAS F. MANGRUM
517 Annex Ave.
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY
NATHAN HARSH
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 091, 10, PARCEL 0100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-NINE THOUSAND TWO HUNDRED ($29,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, J. R. SANDERS, have this day bargained and sold and by these presents do hereby transfer and convey unto THOMAS F. MANGRUM AND WIFE, BETTY JEAN MANGRUM, as tenants by the entirety, their heirs and assigns, the following described parcel of land, to-wit:

SITUATED in Davidson County, Tennessee, BEING LOT NO. 107 of SECTION 2, URBANDALE, as of record in Book 1835, Page 82, Register's Office of Davidson County, Tennessee.

SAID LOT NO. 107 fronts 37.1 feet on the westerly side of the turnaround in Hite Street and extends back 107.7 feet on the Northerly line and 100.6 feet on the southerly line to a dead line measuring 111.8 feet thereon.

BEING the same property conveyed to J. R. Sanders by Warranty Deed from Thomas A. Beazley and James H. Beazley, Sr., dated April 11, 1975, and of record in Book 4903, Page 417, in the Register's Office of Davidson County, Tennessee.

64463
IDENTIF. & REFERENCE

94 JUN 24 AM 10: 18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said THOMAS F. MANGRUM AND WIFE, BETTY JEAN MANGRUM, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits, all

visible easements, restrictions of record and 1994 real estate taxes which are to be prorated.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said THOMAS F. MANGRUM AND WIFE, BETTY JEAN MANGRUM, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

AND I, PANSY LOIS SANDERS, wife of the said J. R. SANDERS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto THOMAS F. MANGRUM AND WIFE, BETTY JEAN MANGRUM, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS our hands this 23rd day of June, 1994.

J. R. SANDERS

PANSY LOIS SANDERS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. R. SANDERS AND WIFE, PANSY LOIS SANDERS, the bargainors, with whom I am personally acquainted (or proved to me their identity 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 Gallatin,
Tennessee, this the 23rd day of ~~May~~ June, 1994.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 11/26/94

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $29,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

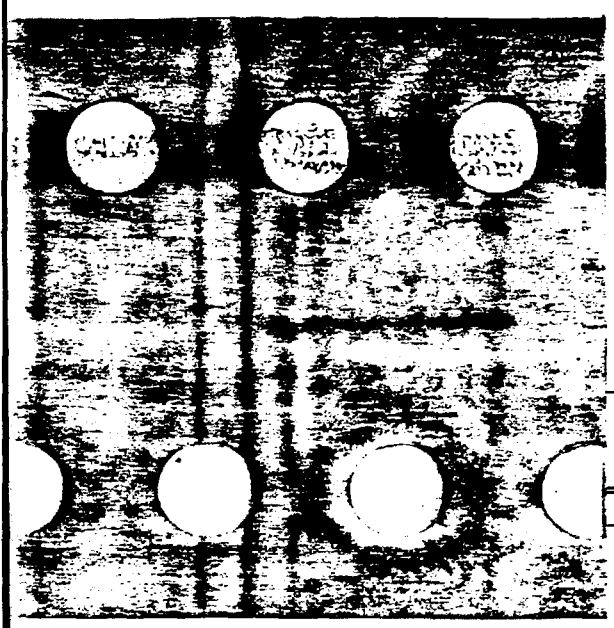
Thomas J Mangum
AFFIANT

SWORN TO and subscribed before me,
this the 23rd day of ~~May~~ June, 1994.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: 11/26/94

9789 06/24 0101 03CHECK 121.04



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

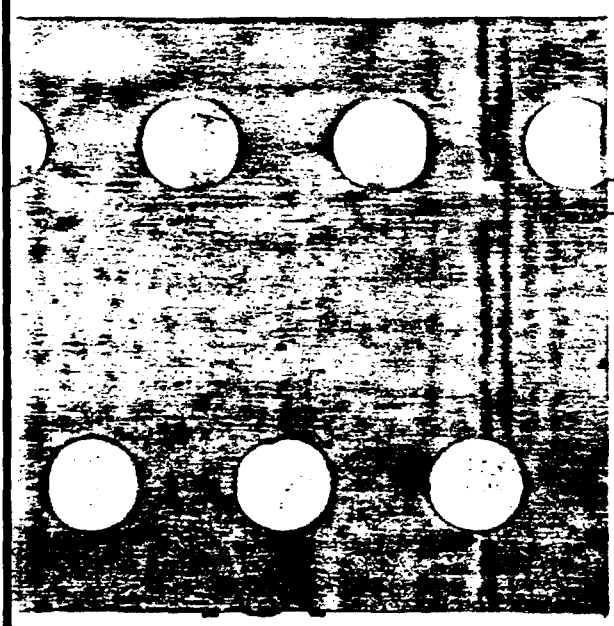
RECEIVED OF _____

FOR _____

BOOK 9387 PAGE 597

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	29200.00
CON TX	108.04
PRFEE	1.00
WDEED	12.00
TOTAL	121.04
CHECK	121.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/24/94 01 10-18 5001 9789

64463
IDENTIF. # REFERENCE

94 JUN 24 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806493