56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10033 PG 296

THIS INDENTURE, made and entered into as of the **26th** day of **April, 1996** by and between DAVID GEORGE MANGRUM, EXECUTOR OF THE ESTATE OF ELIZABETH LUCILLE MANGRUM

hereinafter referred to as Grantor, and

RODNEY S. SHEFFIELD and JUDITH E. SHEFFIELD ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 23, ON THE UNRECORDED PLAN OF H.E. BERNAL'S HAYWOOD HEIGHTS SUBDIVISION AND DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, DATED MARCH 19, 1958 AS FOLLOWS:]

BEGINNING AT A POINT IN THE CENTER LINE OF HAYWOOD LANE AT THE CORNER OF LOTS 22 AND 23; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID LOTS A DISTANCE OF 325.4 FEET TO A POINT; THENCE ACROSS THE BACK OF SAID LOT A DISTANCE OF 147.2 FEET TO A POINT; THENCE IS A NORTHERLY DIRECTION A DISTANCE OF 325.4 FEET TO THE CENTER OF HAYWOOD LANE; THENCE EASTERLY ALONG THE CENTER OF HAYWOOD LANE A DISTANCE OF 150 FEET TO THE POINT OF ORIGIN.
BEING ALL THE SAME PROPERTY CONVEYED TO THE ESTATE OF ELIZABETH LUCILLE MANGUM DOCKETT #95P-1777 LAST KNOW DEED IS VESTED IN JOSEPH H.. MANGUM AND WIFE, ELIZABETH L. MANGUM OF RECORD IN BOOK 2881 PAGE 173 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Executor

DAVID GEORGE MANGRUM, EXECUTOR OF THE ESTATE OF ELIZABETH LUCILLE MANGRUM

BOOK 10033 PG 297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David George Mangrum, Executor of the Estate of Elizabeth Lucille Mangrum, the within named Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as such Executor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of April, 1996.

Martha Ann Beasley
NOTARY PUBLIC

My Commission Expires:
5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$134,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rodney S. Sheffield
Affiant

Subscribed and sworn to before me this **26th** day of **April, 1996.**

Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

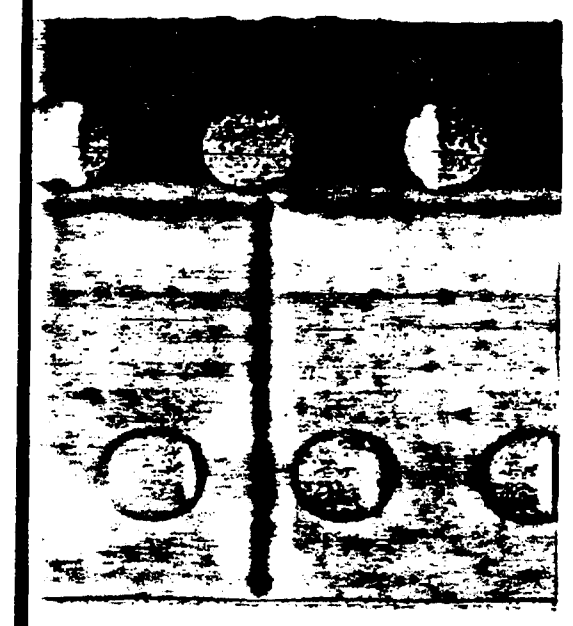
0176849
IDENTIF. # REFERENCE

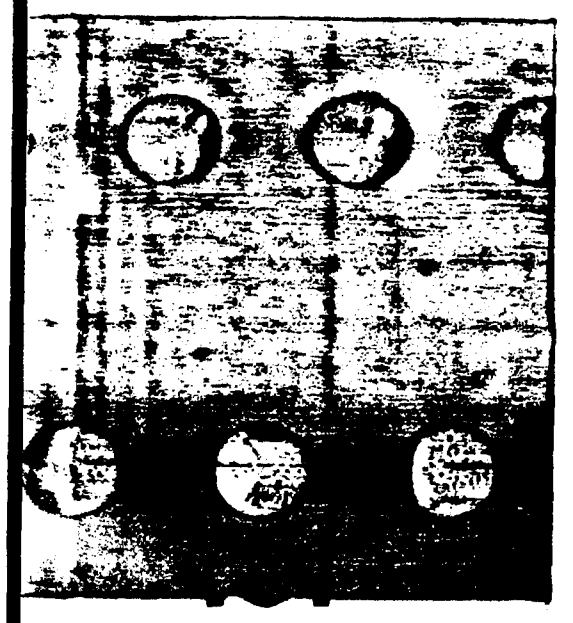
96 MAY -1 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	RODNEY S. SHEFFIELD JUDITH E. SHEFFIELD 359 HAYWOOD LANE NASHVILLE TN 37211	359 HAYWOOD LANE NASHVILLE TN 37211 MAP PARCEL NUMBER 147-12-41

5288 05/01 0101 03CHECK 506.65





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10033 PG 298

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
134500.00
CON TX 497.65
PRFEE 1.00
MDEED 8.00
TOTAL 506.65
CHECK 506.65

05/01/96 01 09:51 0001 6288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176849
IDENTIF. ← REFERENCE
96 MAY -1 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034326