WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11076 PAGE 960

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MIGNON SMELCER
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Huffines (NAME)	Union Planters Bank, National (NAME)	MAP 44-15
500 W. Angela Circle ~~903 & 905 Debow Street~~ (ADDRESS)	112 Long Hollow Pike (ADDRESS)	PARCEL 118.00
Goodlettsville, TN 37072 ~~Old Hickory, Tennessee 37138~~ (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Thomas E. Mangrum /and James R. Mangrum, unamrried and wife, Mildred L. Mangrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Huffines and wife, Reba H. Huffines

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:

SEE ATTACHED EXHIBIT "A"

--0369 08/21 0101 03CHECK 303.60

98 AUG 21 PM 2:21

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

04781 26

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 903 & 905 Debow Street, Old Hickory, Tennessee 37138
(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 $ this 29th day of June 19 98

Thomas E. Mangrum

Mildred L. Mangrum

James R. Mangrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Mangrum and James R. Mangrum

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 29th day of June, 19 98.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 27, 2001

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

E X H I B I T "A"

TRACT I:

Being a Part of Lot No. 26-14, Section "D", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, in Register's Office for Davidson County, Tennessee; being the easterly 66.0 feet of Lot No. 26-14, containing 0.09 acres, more or less.

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recored plan, which is made a part of this desription by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "D" on the westerly margin thereof.

The easement reserved by the Plan of Section "D", Book 1424, page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 1424, page 66, R.O.D.C. all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1980, in Book 1853, page 257, Register's Office for Davidson County, Tennnessee, so as to change Dodson Street from a public street to a private driveway, this conveyance of Part of Lot No. 26.14 in Section "D" is being made subject to an easement in Dodson Street for private road and public utilities only.

The above described property is conveyed subject to the convenant contained instrument executed by E. I. du Pont de Nemours and Company et als., dated February 15, 1951 and recorded on April 3, 1951, in Book 1968 page 605, and Grantee herein agrees to comply with such covenant an to use that portion of th above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of buildings accessory to residence to be constructed on that portion of the property fronting on the easterly side of Debow Street.

TRACT II:

Being Lot 26, Section "D", Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, as shown on plan recorded July 16, 1948 in Book 1424, page 65, in Register's Office for Davidson County, Tennessee, fronting 63.1 feet on Debow Street and containing 0.10 acres, more or less.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor. All as shown on said recorded plan, which is made part of this description by reference thereto.

Being the same property conveyed to Thomas E. Mangrum and James R. Mangrum by deed from Sisoe Carter Mangrum of record in Book 5161, page 166, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5161, page 166 said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11076 PAGE 963

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	78000.00
CON TX	288.60
PRFEE	1.00
MDEED	12.00
[illegible]FEE	2.00
TOTAL	303.60
CHECK	303.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/98 01 14:21 0001 0369

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

04781 26

IDENTIF. 4 REFERENCE

No. 1335865