0493344

IDENTIF. & REFERENCE

Book 36 Pew

THIS INSTRUMENT PREPARED BY:
J. Michaerl Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

98 SEP 29 AM 11:10

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

BOOK 11131 PAGE 35

Name and Address of New Owner: Barbara A. Mangrum 3359 Ezell Road Nashville, Tennessee 37211
Send Tax Bills To: SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, Georgia 30348
Street Address of Subject Property: 3359 Ezell Road Nashville, Tennessee 37211 — Map-Parcel No: Map 148-02 Parcel 91.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JERAL A. MANGRUM AND WIFE, MARTHA A. MANGRUM,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BARBARA A. MANGRUM,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the map of Luna Heights Subdivision, of record in Book 2854, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeral A. Mangrum and wife, Martha A. Mangrum by deed from A.S. Johnson, Audie Joe Johnson and Aileen Johnson McCord, of record in Book 3072, page 257, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 199 Metropolitan Davidson County taxes which have been assumed by the Grantee;

2. All matters shown on the Plan of record in Book 2854, page 50, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and

GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 25th day of September, 1998.

Jeral A Mangrum
JERAL A. MANGRUM

Martha A Mangrum
MARTHA A. MANGRUM

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 25th day of September, 1998, before me personally appeared Jeral A. Mangrum and wife, Martha A. Mangrum to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

B K Bauchamp (Wilson)
Notary Public

My Commission Expires: 11-25-2000

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $71,500.00.

Barbara A Morgan
Affiant

Subscribed and sworn to before me, this the 25th day of September, 1998.

J. Michael Morgan
NOTARY PUBLIC

My commission expires:_____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

6620 09/29 0101 03CHECK 279

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11131 PAGE 38

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 71500.00
				CON TX 264.55
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 279.55
				CHECK 279.55
			09/29/98 01	11:12 0001 6620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493344
IDENTIF. # REFERENCE

98 SEP 29 AM 11:10

REGISTER
DAVIDSON COUNTY, TN

No. 1351932