PREPARED BY (AND RETURN TO):

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Instr:200003010020096 Page: 1 OF 2
REC'D FOR REC 03/01/2000 1:56:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1276.50

W & I Ref: (gj) Title No: 41510bw
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bobby Mangrum Evelyn Mangrum 7717 Old Harding Pike Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 156-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 345000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce F. Greenberg and spouse, Dianne Greenberg,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bobby Mangrum and spouse, Evelyn Mangrum,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Toby Quinn Subdivision of record in Book 6200, page 931, said Register's Office for said County; to which plan reference is made for a complete description thereof.

BEING the same property conveyed to Bruce F. Greenberg and wife, Dianne Greenberg by deed from E. B. Quinn, Jr., and wife, Martha E. Quinn of record in Book 9026, page 81, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 931, said Register's Office, which Plan shows a minimum setback line to be determined by Metropolitan Regulations and 15 foot easement for utility along the front line(s) together with an 8 inch sewer line lying therein; Restrictive covenants of record in Book 5351, page 849, Book 5611, page 589, said Register's Office

This is improved property, known as: 7717 Old Harding Pike, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~25th~~ 23rd day of February, 2000.

Bruce F. Greenberg

Dianne Greenberg

State of Tennessee
County of Davidson

On this ~~25th~~ 23rd day of February, 2000, before me the undersigned authority, personally appeared **Bruce F. Greenberg** and **Dianne Greenberg**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

GIUSEPPA GIUFFRIDA
Notary Public State of New Jersey

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345000.00

Affiant

Sworn and subscribed before me on the 25th day of February, 2000.

My Commission Expires: _____

Notary Public

SHAWN E. KUDRIK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003