Davidson County DEEDWARR
Recvd: 01/25/01 15:15 2pgs
Fees:11.00 Taxes:17.39
20010125-0007717

This instrument was prepared by:
JAY B. JACKSON
Attorney at Law
100 Town Center Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797
Deed drafted based upon information provided by the parties.

Address New Owner:

Russell Mosley
609 Andrew Rucker Lane
Nashville, TN 37211

Send Tax Bills to:

New Owner

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARVIN MANGUM** and Wife, **MARY MANGUM**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RUSSELL MOSLEY** and Wife, **WILLIE ESTER MOSLEY**, hereinafter called the Grantees, their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 32nd councilmanic district of Nashville, Davidson County, Tennessee, being a portion of the property adjacent to and west of lot 14 on the plan of Thrible Springs Estates, plat book 6900, pages 312 and 313, register's office for said county and more particularly described as follows:
>
> Beginning at an iron pin at the northeast corner of said lot 14; thence along a new line N 89 degrees 45' 27" E, 45.58 feet to a point in the center of an old driveway; thence generally following said old driveway S 17 degrees 35' W, 34.5 feet; thence S 25 degrees 43' W, 69.5 feet; thence S 19 degrees 04' W, 24.5 feet to the east line of said lot 14; thence along said east line N 1 degree 08' W, 73.2 feet to an iron pin; thence N 5 degrees 37' E, 45.5 feet to the point of beginning and containing 2977 square feet, more or less.
>
> Being a portion of property conveyed to Marvin Mangum and Mary Mangum in Deed Book 8980, Page 260, Davidson County Register of Deeds office.
>
> The property is encumbered by 2001 taxes, which are a lien but not yet due and payable.
> This land is a portion of a larger parcel. The 2000 property taxes for the entire tract have not been paid but Grantors warrant to Grantees that Grantors will be responsible for the payment of all of the 2000 property taxes for this land. This amount will be paid no later than February 28, 2001.
>
> **Portion of Map and Parcel 161.14.0-A-015.00 CO**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and

assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of January, 2001.

MARVIN MANGUM

MARY MANGUM

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, _____, the undersigned Notary Public in and for said County and State, the within named grantor, **MARVIN MANGUM** and **MARY MANGUM** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 12 day of January 2001.

Notary Public

My commission expires: 11-22-07

The actual consideration or value, whichever is greater, for this transfer is $4,700.00.

Affiant

Sworn to and Subscribed before me,
This 12 day of Jan., 2001.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Notary Public

My commission expires: 11-22-07.