Box 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $88,000.00.* x Peggy J. Armstrong *Affiant* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires November 14, 2001 STATE OF TENNESSEE *Notary Public* *My commission expires:*

Name and Address of New Owner:

Peggy J. Armstrong
3626 Floral Drive
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 04/23/01 14:56 2pgs
Fees:11.00 Taxes:325.60
20010423-0040088

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel**:
3626 Floral Drive Nashville, Tennessee 37211	133-06-228.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HAZEL LUCILLE MANGRUM,** an unmarried person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PEGGY J. ARMSTRONG,** an unmarried person, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 10 on the Plan of Floral Park of record in Book 3842, page 16, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Floral Drive at the common corner of Lots 9 and 10; thence with the line between said lots, easterly 168.9 feet to a point; thence southerly 106.6 feet to a point in the northerly margin of Wheeler Avenue; thence with the margin of the same, westerly 146.1 feet to the beginning of a curve; thence around said curve, northwesterly 39.7 feet to a point in the easterly margin of Floral Drive; thence with the margin of the same, northerly 75 feet to the point of beginning.

Being the same property conveyed to Robert Austin Mangrum and wife, Hazel Lucille Mangrum, by Deed from Walter N. Wallace and wife, Maxine D.

Wallace, of record in Book 4510, page 487, in the Register's Office for Davidson County, Tennessee. The said Robert Austin Mangrum has since died, leaving Hazel Lucille Mangrum as the surviving tenant by the entirety.

The conveyance of the above described parcel of land is subject to Metropolitan Nashville/Davidson County taxes for 2001 which have been prorated between the parties and assumed by Grantee, matters shown on plan of record in Book 3842, page 16, Register's Office for Davidson County, Tennessee, and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 20th day of April, 2001.

Hazel Lucille Mangrum
HAZEL LUCILLE MANGRUM

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HAZEL LUCILLE MANGRUM,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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