First Title & Escrow Co., Inc.
File Box 9-B
#18829

Davidson County DEEDWARR
Recvd: 04/09/02 11:20 2pgs
Fees:13.00 Taxes:887.63

20020409-0043378

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Henry J. Mangrum 3918 Cambridge Avenue Nashville, Tennessee 37205	SAME	Map 103-8 Parcel 181

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Thomas A. Demong, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Henry J. Mangrum, unmarried ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 364 and the easterly 5 feet of Lot No. 363 on the Map of Richland Realty Company's Division "C" a plan of which is of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 364 and the easterly 5 feet of Lot No. 363 front together 65 feet on the northerly side of Cambridge Avenue and run back 367.8 feet on the easterly line and 339.6 feet more or less on the westerly line, to a dead line, on which they measure 71.3 feet.
>
> Being the same property conveyed to Thomas A. Demong by deed from Patricia Ann Shultz Miller and spouse, Stephen Mark Miller of record in Book 8653, page 55, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Taxes for the year 2002, which have been prorated at closing and assumed by Grantee.

2. Matters shown on the Plan of record at Book 421, page 31, Register's Office for Davidson County, Tennessee,

This is improved property commonly known as 3918 Cambridge Avenue, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 5th day of April, 2002.

Thomas A. Demong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, Thomas A. Demong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2002.

Notary Public

My Commission Expires: 5/20/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Affiant

Sworn to and subscribed before me this 5th day of April, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

My Commission Expires: _____

Woolwine/DeMong-Sale/deed