Davidson County DEEDWARR
Recvd: 08/05/02 14:39 2pgs
Fees:13.00 Taxes:136.90

20020805-0093839

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0206-5016

Record & Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 37,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2002.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Johanna Michelle Mangrum 7251 Old Cox Pike Fairview, TN 37062	New Owner	/91-7-0-024.00/ / 91-7-0-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert L. Rhea, unmarried, and Sherry A. Rhea, now known as Sherry A. Clinard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johanna Michelle Mangrum and Robert Leon Rhea, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lots Nos. 1218 and 1220 of Block 34, West Nashville, Plan No. 2, of record in Book 57, page 172, Register's Office for said County.

Said lots 1218 and 1220, together, front 50 feet on the southerly side of Penn. Avenue and run back between parallel lines 150 feet to an alley. Being what is designated as Tract 1 in Deed of S. M. Deal and Roy Roscoe to W. Knight as of record in Deed Book 1005, page 558, R.O.D.C., Tennessee. Said lots are now designated and referred to in notes, as house no. 5309 Pennsylvania Avenue.

Being the same property conveyed to R.E. Hargis and wife, Florence Hargis of record in Book 1368, Page 271, Register's Office for Davidson County, Tennessee. The said R. E. Hargis having predeceased Florence Harris in 1960, the said Florence Hargis having died testate in 1970, conveying said property to Robert L. Rhea by Will of record in Will Book 97, Pages 457 and 458, Probate Clerk's Office for Davidson County, Tennessee. Being further conveyed to Robert L. Rhea and wife, Sherry A. Rhea by QuitClaim Deed of record in Book 6428, Page 75, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5309 Pennsylvania Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 29th day of July, 2002.

Robert L. Rhea

Sherry A. Clinard

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert L. Rhea, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in CHARLOTTE, Tennessee, this 29th day of July, 2002.

Notary Public: Angela A. Ramsey

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

My Commission expires 05/28/06

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry A. Clinard,* with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

*Sherry A. Rhea Clinard

Witness my hand in CHARLOTTE, Tennessee, this 29th day of July, 2002.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006