WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 10:52 2pgs
Fees:13.00 Taxes:518.00

20040408-0040152

ROBIN H. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: November 21, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Mangrum	Thomas F. Mangrum	102-07-66
(NAME)	(NAME)	
6512 Upton Lane	6512 Upton Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hester Spencer**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas F. Mangrum and wife, Betty J. Mangrum**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the northerly margin of Upton Lane, at the corner of Lots 3 and 4; thence with the margin of said Lane, westerly 85 feet to a point at the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the easterly margin of Beacon Lane; thence with the margin of the same, northerly 125 feet to a point; thence south 41° 49' 48" east 110 feet to a corner of Lot 3 on said plan; thence with the line between Lots 3 and 4, southerly 150 feet to the point of beginning.

Being the same property conveyed to D. C. Spencer and wife, Hester Spencer by Deed from Todd &. Sheets, A partnership composed of O.H. Todd and H.B. Sheets, of record in Book 4165, page 563, dated August 25th, 1967, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the plan of Charlotte Park, Section 26, of record in Book 3700 page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, a copy of which is attached hereto as follows:
BEGINNING at a point, said point being located at the rear common corner of Lots Nos. 3 and 4 on the plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 3 and 4, north 48° 10' 12" east, passing a witness line at 190.30 feet, a total distance of 251.30 feet, more or less, to the center of a creek; thence with the center of said creek northwesterly 135 feet, more or less, to the point of intersection of the center line of said creek and the northeasterly extension of the center line of Beacon Lane as shown on the plan of said Section 26; thence with the northeasterly extension of the center line of said Beacon Lane, south 48° 10' 12" west, passing a witness line at 15 feet, more or less, and continuing for a distance of 228.36 feet, making a total of 243.36 feet, more or less, to the northerly terminous of the center line of said Beacon Lane; thence with the northerly margin of the northerly terminous of said Beacon Lane and continuing with the northeasterly line of said Lot No. 4, south 41° 49' 48" east, passing a concrete monument at the most northerly corner of said Lot No. 4, at 25.00 feet, a total distance of 135.00 feet to the point of beginning, containing 33,579 square feet, more or less.

Being the same property conveyed to D. C. Spencer and wife, Hester Spencer by Deed from Reynold Bubis, Trustee, of record in Book 4781, page 766, Register's Office for Davidson County, Tennessee. The said D. C. Spencer having since died and subject property being vested in Hester Spencer as surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 6512 Upton Lane, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 1st day of April, 2004.

Hester Spencer

Hester Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hester Spencer , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 1st day of April, 2004.

Notary Public

My Commission Expires: 11/21/04

Notary Public At Large
RUTHERFORD COUNTY, TN