WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/07 09:46 2 pgs
Fees:13.00 Taxes:1850.00
20070118-0007252

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Mangum	SAME	Map 105-14
(NAME) 6204 River Oaks Court	(NAME)	Parcel 224 and Parce 301
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE, **YOUNG EQUITIES, INC. A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID G. MANGUM AND PATTI B. MANGUM, TENANTS IN COMMON,** 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:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 4 and all of Lots No. 5 and 6 on the Plan of the Nashville Trust Company's Subdivision of the C. D. Elliot property of record in Plan Book 843, page 97, Register's Office for Davidson County, Tennessee.

Said southerly 25 feet of Lot No. 4 and all of Lots No. 5 and 6 front together 212 feet on the westerly side of Franklin Pike and extend back on the southerly line along the northerly margin of Wood Street 135 feet, and on the northerly line 135 feet to the easterly line of Lots No. 20, 21 and 7 and measure 211.1 feet on said line.

Being the same property conveyed to Young Equities, Inc., a Tennessee Corporation, by deed from H. C. Young, Jr. and wife, Joan H. Young, of record in Book 7182, page 20, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 97, said Register's Office; and (c) easement of record in Book 4162, page 438, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2309, 2311, 2317, 2319 Franklin Pike, Nashville, Tennessee 37204
(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 17th day of January, 2007.

Young Equities, Inc.

By: H. Cal Young, Jr. - Boardt
H. Cal Young, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Cal Young, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Young Equities, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 17 day of January, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public