Davidson County DEEDWARR
Recvd: 10/19/07 09:24 2 pgs
Fees:13.00 Taxes:1241.35

20071019-0123958

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,500.00

Bobby Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2007.

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bobby Mangrum	NEW OWNER	Map 142
209 Bellevue Road		Group 15
Nashville, TN 37221		Parcel 115

FOR AND IN 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

George Dunn General Contractors, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bobby Mangrum and wife, Evelyn 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:

Land in Davidson County, being Lot No. 2, on the Final Plat Resubdivision of Lot Two Hulen Heights and Resubdivision of Lot 2 of the Resubdivision of Lot One Westside Cumberland Presbyterian Subdivision of record in Instrument 20051027-0130029, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to George Dunn by deed from E.L. Evans, of record in Instrument 20070109-0003800, dated January 9, 2007 and recorded January 9, 2007 said Register's Office. See also, Quitclaim Deed dated October 12, 2007 and filed for record on October ____, 2007 in * This conveyance is subject to Restrictive Covenants of record in Book 7243, Page 949, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051027-0130029, said Register's Office.

* Instrument 20071019-0123957, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 209 Bellevue Road, Nashville, TN 37221

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 12th day of October, 2007.

George Dunn General Contractors, Inc.

BY: George Dunn
George Dunn, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George Dunn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of the George Dunn General Contractors, Inc. the within named bargainer, and corporation, and the he as such President being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such President.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of October, 2007.

Notary Public

My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.