Prepared by: James A. Mangrum
405 Merritt Avenue
Nashville, TN 37203

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
James A. Mangrum	Owner	
405 Merritt Avenue	James A. Mangrum	Map 105-7
Nashville, TN 37203	SAME	Parcels 198 and 141

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, James A. Mangrum by these presents does hereby quitclaim and convey unto James A. Mangrum, their successors and assigns, all it's rights title and interest in and to the following described tract of land:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 2nd day of Aug 2011 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James A. Mangrum

BILL GARRETT, Davidson County
Trans:T20110047497 DEEDQC
Recvd: 08/03/11 16:01 4 pgs
Fees:22.00 Taxes:0.00
20110803-0059843

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

James A. Mangrum
Affiant

Sworn to and subscribed to before me, this the 2nd of Aug, 2011

SHARON R. ZIMMERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sharon Zimmerman
Notary

My Commission Expires August 23, 2011
Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, James D. Mangum the bargainor(s), 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 acting as for the purposes contained therein as his free act and deed.

Witness my hand and seal at office this 2nd day of Aug, 2011

My Commission Expires:

My Commission Expires August 23, 2011

Notary Public

SHARON R. ZIMMERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

BOOK 10516 PG 512

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

James A. Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF July, 97

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Mangrum (NAME)	NEW OWNER (NAME)	MAP 105-7
403 Merritt Avenue (ADDRESS)	(ADDRESS)	PARCEL 198
Nashville, TN 37203 (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, Maxie Biener and Morris Kraft

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Mangrum, a single person

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 formerly the 6th Civil District of Davidson County, Tennessee, being part of Lot 1 on the map of Hamilton's Subdivision of Lot 2 of the Rains Subdivision, of record in Minute Book 1, page 97, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the south right of way of Merritt Avenue at a point located 150 feet west of the intersection said Merritt Avenue and Rains Avenue; thence leaving Merritt Avenue S 4 deg. 33' 00" W, 174.81 feet to an iron pin in the north right of way of an uncut alley; thence along said alley N 84 deg. 54' 01" W, 100.11 feet to a concrete monument; thence leaving said alley N 4 deg. 29' 32" E, 173.41 feet to an iron pin in the south right of way of said Merritt Avenue; thence along Merritt Avenue S 85 deg. 41' 47" E, 100.28 feet to the point of beginning, and described according to a Property Survey prepared by John Kohl & Company, P. C., 400 Seventh Avenue South, Nashville, TN 37203, dated June 10, 1997, and certified by Patrick S. Coode, TN Registered Land Surveyor No. 855.

Being part of the property conveyed to Maxie Biener and Morris Kraft by deed from T. C. Jones of record in Book 8444, page 681, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee.

The subject property is not the primary residence of either of the Grantors.

This is ( ) unimproved (X) improved property, known as 403 Merritt Avenue, Nashville, TN 37203
(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 our hand & this 2nd day of July 19 97

Book 9197,
Page 617

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

James A. Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 19 93

Notary Public

MY COMMISSION EXPIRES: 4/20/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. MANGRUM (NAME)	SAME (NAME)	MAP 105-07
405 Merritt Avenue (ADDRESS)	(ADDRESS)	PARCEL 141
Nashville Tn 37203 (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, MAXIE BIENER AND MORRIS KRAFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. 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:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hamilton's Subdivision of record in Book 3842, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to T.C. Jones, Maxie Biener and Morris Kraft by deed of record in Book 7996, page 630, Register's Office for Davidson County, Tennessee. The said J.C. Jones having since conveyed his interest to the said Maxie Biener (a 1/6 interest) and Morris Kraft (a 1/6 interest) by deed of record in Book 8444, page 681, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

00198
IDENTIF. & REFERENCE

93 DEC 23 AM 9:01
REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 405 Merritt Avenue, Nashville, TN 37203
(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 our hand this 17th day of December, 19 93