STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and Sworn to before me on this the 17th day of February, 2014.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 10-23-2016

BILL GARRETT, Davidson County
Trans:T20140011022 DEEDWARR
Recvd: 02/18/14 09:07 2 pgs
Fees:13.00 Taxes:555.00
20140218-0013403

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
David G. Mangum 6204 River Oaks Court Brentwood TN 37027	Same	Map 105-7-443.01 Map 105-7-444

For good and valuable consideration, receipt of which is hereby acknowledged, Paul D. Jones ("Grantor") has bargained and sold, and by these presents does transfer and convey unto David G. Mangum, ("Grantee") his heirs and assigns certain real estate located in Davidson County, Tennessee, described as follows:

Land situated in the 2nd formerly the 15th Ward of the City of Nashville, Davidson County, Tennessee, and described as follows:

Beginning at the southwest corner of Tutwiler Avenue and 3rd Avenue South; thence with the westerly margin of 3rd Avenue South, South 35 deg. East 134 feet; thence South 55 deg. West 142.8 feet to the easterly margin of the right-of-way of the N.C. & St. L. Railroad; thence with said right-of-way, North 57 deg. 49' West 62 feet, North 55 deg. 53' East 14.8 feet and North 58 deg. 56' West 270 feet to the southwesterly margin of Tutwiler Avenue; thence with said Avenue, North 87 deg. 51'East 312 feet to the beginning.

Being the same property conveyed to Paul Jones, Individually, A Single Person by deed from Randy Maurice Martin and Lori Gail Martin, of record in Instrument No. 20021011-0125429, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1267 and 1271 Third Avenue South, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, his heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple; has full power, authority and right to convey the same; and that said premises are unencumbered except: (a) 2013 and 2014 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful of all persons whomsoever.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 17th day of February, 2014.

Paul Jones

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 Paul Jones, the bargainor, 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 for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2014.

Melissa A. Nesbitt
Notary Public

My Commission Expires 10-23-2016

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY