This Instrument prepared by:
William J. Faimon, Attorney
200 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4161 PAGE 482

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. C. Mitchell, Sr., Trustee for Donald Mitchell 1807 25th Avenue, North (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	same (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	Map 71-2 Pc Lot 127 Pd

For and in Consideration of the sum of Ten and No/100---------- ----------($10.00)---------- *DOLLARS* cash in hand received and other good and valuable consideration, receipt of which is hereby acknowledged, this conveyance is made to A. C. Mitchell, Sr. in Trust for the use and benefit of Donald F. Mitchell, a minor, for and during Donald F. Mitchell's minority and when the said Donald F. Mitchell reaches twenty-one (21) years of age, the Trust estate shall then and there terminate and title shall be then vested in the said Donald F. Mitchell in fee simple and absolutely, his heirs and assigns, Hattie M. Franklin *have bargained and sold, and by these presents do transfer and convey unto the said* A. C. Mitchell, Sr, Trustee for Donald F. Mitchell his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 11 on the Map of John J. Rucker's subdivision of Lot No. 8 and parts of Lots Nos. 7 and 9 in the Second Plan of Brooklyn, as of record in Book 332, page 157, Register's office of Davidson County, Tennessee.

Beginning at a point on the northerly margin of Constance Avenue 500 feet from the common corner of Brooklyn Avenue and Constance Avenue; thence in a northerly direction 145 feet to a point on a deadline; thence in an easterly direction along said deadline 50 feet to a point; thence in a southerly direction 145 feet to a point on the northerly margin of Constance Avenue; thence in a westerly direction along the northerly margin of Contance Avenue 50 feet to the point of beginning.

Being part of the same property conveyed to Hattie Mitchell, an unmarried woman, by deed from W. H. Rucker, Nora Rucker and Lucille Rucker, dated the 21st day of June, 1930 of record in Book 866, page 102, Register's office for said county.

This is unimproved (X) improved ( ) property, known as Lot 11, (House Number) Constance Avenue, (Street) Nashville, P. O. Address: Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. C. Mitchell, Sr., Trustee for Donald F. Mitchell his *heirs and assigns, forever.*

And I *do covenant with the said* A. C. Mitchell, Sr., Trustee for Donald F. Mitchell *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Hattie Mitchell Franklin *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* A. C. Mitchell, Sr., Trustee for Donald F. Mitchell his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 14th *day of* August, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hattie Mitchell Franklin
A. C. Mitchell, Jr. Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June Armstrong, a Notary Public in and for said County and State, Hattie Mitchell Franklin and A. C. Mitchell, Sr., Trustee

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1967.

June Armstrong Notary Public

Commission expires October 28, 1967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

WARRANTY DEED

FROM

Hattie Mitchell Franklin
TO
A. C. Mitchell, Sr.,
Trustee for Donald F.
Mitchell, a minor

83983

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 15 10 22 AM '67
NOTE BOOK 117 PAGE 124
RECORDING FEE $ 3.00
DEP. REG. 3

Compliments of
Guaranty Title Company
A Division of
Guaranty Title Insurance Company
American Trust Building
W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 1.50
PROBATE $ 2.50
TOTAL $ 4.00

AUG 15 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.