BOOK 4226 PAGE 177

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 202392

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map, 59-10 Par. 2 pal	Mr/Mrs. Augustus C. Mitchell, Jr. 3022 Hummingbird Drive Nashville, Tennessee 37218	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-18475	3022 Hummingbird Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of FIFTEEN THOUSAND ONE HUNDRED FIFTY DOLLARS, cash in hand paid by Augustus C. Mitchell, Jr., and wife, Luisa M. Mitchell, the Grantees herein, the receipt of which is hereby acknowledged,

GEORGE E. ELLIS and wife, LOUISE S. ELLIS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUGUSTUS C. MITCHELL, Jr., and wife, LUISA M. MITCHELL:

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 171 on the Plan of Treppard Heights, as of record in Book 2663, pages 64 and 65.

Said Lot No. 171 fronts 100 feet on the north side of Hummingbird Drive and runs back 300 feet on the east line and 290.7 feet on the west line, to a broken line in the rear on which it measures 102.6 feet.

Being the same property conveyed to George E. Ellis and wife, Louise S. Ellis, by deed from Jesse Murl Toothman and wife, as of record in Book 3891, page 115.

This conveyance is made subject to restrictions of record in Book 2752, page 213.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of April, 1968.

Louise S. Ellis

Louise S. Ellis

George E. Ellis

George E. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named George E. Ellis and wife, Louise S. Ellis,

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

Witness my hand and official seal at Nashville, Tennessee this, the 3rd day of April, 1968.

My commission expires: July 27, 1969

Elizabeth Young
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE TAX $ 39.26
PROBATE .50
TOTAL $ 39.76

APR 10 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

12183

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 10 10 03 AM '68
NOTE BOOK 118 PAGE 552
RECORDING FEE $ 3.00
DEP. REG. R

WARRANTY DEED
REF:hcb

FROM
GEORGE E. ELLIS and wife

TO
AUGUSTUS C. MITCHELL, JR., and wife

Madlin Realty Company

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

15,150.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 15,150.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Augustus C. Mitchell
Affiant

Sworn to and subscribed before me this 3rd day of April, 1968.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969