WARRANTY DEED

BOOK 4385 PAGE 349

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard B. Mitchell (NAME)	First & Mid South Mortgage Co. (NAME)	Map. 15-14
7521 Piper Court (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 34
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ----------and 00/100 -- ---------- ---------- - --------($10.00) ----- -- ------ ---------- *Dollars,* cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged and the assumption by the grantees herein of the unpaid principal balance of an original note dated June 14, 1967 in the amount of $14,500.00 which note is secured by a Deed of Trust of record in Book 4141, page 919, Register's Office for Davidson County, Tennessee.

We, David S. Lyle and wife, Alice W. Lyle

have this day bargained and sold, and do hereby transfer and convey unto the said Howard B. Mitchell and wife, Brenda Sue N. Mitchell their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Joelton Heights, Section 2, as of record in Book 3700, page 85, Register's Office for said County. Said lot fronts 150 feet on the easterly side of Piper Court and extends back 352 feet on the southerly line and 450 feet on the northerly line to a dead line in the rear, which is a broken line and measures 237 feet thereon.

Being the same property conveyed to David S. Lyle and wife, Alice W. Lyle, by deed from W. Mike Gary and wife, as of record in Book 4141, page 915, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to Restrictive Covenants of record in Book 4053, page 221, said Register's Office, and the Plan of record in Book 3700, page 85, said Register's Office, shows an owner's certificate a 75 foot minimum building setback line from Piper Court and a 20 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the northwesterly and southwesterly corners of said lot.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 19,031.94

Subscribed and sworn to before me, this the 10th day of December 19 69

Affiant Howard B. Mitchell

My commission expires: April 30, 1970 (Affix Seal)

Notary Public Geo. D. Thomas, Jr.

This is improved (X) property, known as 7521 Piper Court (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Howard B. Mitchell and wife, Brenda Sue N. Mitchell their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* save as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard B. Mitchell and wife, Brenda Sue N. Mitchell their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 10th day of December, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David S. Lyle
Alice W. Lyle

This instrument prepared by:

Robert P. Ziegler, Attorney at Law
Third National Bank Building
Nashville, Tennessee 37219

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Geo. D. Thomas, Jr. *, a Notary Public in and for said County and State,* David S. Lyle and wife, Alice W. Lyle

the within named 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* 10th *day of* December, *19* 69

Geo. D. Thomas, Jr. *Notary Public*

Commission expires April 30, 1970

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

David S. Lyle, Et Ux

TO

Howard B. Mitchell, Et Ux

A 63022

IDENTIF. REFERENCE

DEC 10 10 02 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 10 69	CONV	19,031.94			
DEC 10 69 S'TAX			B*	49.40	
DEC 10 69 PR'FEE			B*	.50	
DEC 10 69	W'DEED		B*	3.00	* 52.90

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

THOMAS & COMPANY
REALTORS
J. C. Bradford Building
NASHVILLE, TENN. 37219