THIS INSTRUMENT PREPARED BY: R. David Ludwick, 7th Floor, Third National Bank Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4518 PAGE 614

NEW OWNER:	TAX BILLS TO:	MAP-PARCEL NUMBERS:
Buddy Lee 806 16th Ave. S., Nashville	Same	MAP 96-11 PAR 176

FOR AND IN CONSIDERATION of the sum of Two Thousand Seven Hundred and no/100 ($2,700.00) Dollars, to us paid by Buddy Lee and good and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

And for the further consideration that the said Buddy Lee has assumed and agreed to pay an indebtedness in the sum of Twenty-one Thousand Eight Hundred fourteen and 07/100 ($21,814.07) Dollars, representing the balance of an original principal amount of Twenty-two Thousand Four Hundred ($22,400.00) Dollars, payable to First & Mid-South Mortgage Company in monthly installments of $179.00 each and which indebtedness is secured by a deed of trust to Franklin G. Clark of record in Book 4304, page 553, Register's Office of Davidson County, Tennessee, securing the principal amount plus interest and constituting a first secured lien on the property herein conveyed.

We, William A. Mitchell and wife, Simone E. Mitchell have this day bargained and sold, and do hereby transfer and convey unto the said Buddy Lee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 113, Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said Lot 113 fronts 78 feet along the westerly side of Waxhaw Drive and runs back between lines 160 feet on the northerly line and 160.4 feet on the southerly line, to a line at the rear measuring 55 feet thereon.

Being the same property conveyed to Robert E. Steiner and wife, Arsa A. Steiner by deed from Thurman Home Building Corporation of record in Book 4304, page 551, Register's Office for Davidson County, Tennessee.

B 22261

T IDENTIF. REFERENCE

JUL 8 2 56 PM '71

FEE REGISTER DAVIDSON COUNTY, TENN.

C6 24,500.00
ST 63.70
PF .50
WD 6.00

70-20

Conveyance of this property is made subject to restrictions of record in Book 3341, page 265, Register's Office for Davidson County, Tenn. with particular reference to Item No. 17, and the Plan of record in Book 3300, page 38, as revised by instrument of record in Book 3615, page 38, said Register's Office, an Owner's Certificate, a 30-foot minimum building set-back line from Waxhaw Drive and a 10-foot easement for public utility purposes along the real line and a 5 foot public utility easement along the southerly and northerly lines of said lot. (A sewer line runs along the northerly lines with a manhole at the northeasterly corner of said lot, and a sewer line runs across the rear portion of said lot within said easement), and there is an overhang easement across the front portion of said lot, minimum 1st floor elevation, must be 439 feet above sea level.

By deed of record from Robert E. Steiner and wife, Arsa A. Steiner to William A. Mitchell and wife, Simone E. Mitchell of record in Book 4421, page 55, Register's Office of Davidson County, Tennessee.

This is improved property, known as 605 Waxhaw Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Buddy Lee, his successors, heirs and assigns forever. Grantors covenant that they 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, except as provided herein.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said real estate to said Buddy Lee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 6th day of July, 1971, the grantors, on said day and date.

William A. Mitchell
WILLIAM A. MITCHELL

Simone E. Mitchell
SIMONE E. MITCHELL

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Robert David Ludwick a Notary Public in and for said County and State, WILLIAM A. MITCHELL, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of July, 1971.

Robert David Ludwick
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-73

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 24,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert David Ludwick

Subscribed and sworn to before me this the 8th, day of July, 1971.

Nancy Edwards

My commision expires:
2/1/75

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Robert David Ludwick, a Notary Public in and for said County and State, SIMONE E. MITCHELL, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 1971.

Robert David Ludwick
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-73