BOOK 5081 PAGE 978

THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Howard Mitchell and wife, Nishie Mitchell	Same	119-06-219
(NAME:) 57 Jay Street	(NAME)	6DA-14674
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

THOMAS C. RADER and wife, MARTHA A. RADER

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES HOWARD MITCHELL and wife, NISHIE MITCHELL
their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Sterling Heights, Section III, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 63 feet on the southerly margin of Jay Street and extends back 194.05 feet on the westerly line and 194.18 feet on the easterly line to a line in the rear measuring 63 feet thereon.

Being the same property conveyed to Thomas C. Rader and wife, Martha A. Rader by deed from George F. Brown and wife, Gladys E. Brown, of record in Book 4394, page 534, Register's Office for Davidson County, Tennessee. Martha Sue A. Rader and Martha A. Rader are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 25th day of October, 19 76

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 57 Jay Street (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES HOWARD MITCHELL and wife, NISHIE 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.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES HOWARD MITCHELL and wife, NISHIE MITCHELL
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25th *day of* October, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas C. Rader Thomas C. Rader Martha A. Rader Martha Sue A. Rader

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg *, a Notary Public in and for said County and State,* Thomas C. Rader and wife, Martha A. Rader

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* 25th *day of* October, *19* 76.

Gail Pigg *Notary Public*

Commission expires 4/27/77

NOTARY PUBLIC GAIL PIGG DAVIDSON COUNTY TENNESSEE

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of October, 1976, before me personally appeared, Martha A. Rader, to me known to be the person who executed the foregoing instrument in behalf of Thomas C. Rader, and acknowledged that she executed the same as the free act and deed of said Thomas C. Rader.

NOTARY

My Commission Expires: 4/27/77

OCT 26 76	CONV	17,500.00			
OCT 26 76	S'TAX		B*	45.50	
OCT 26 76	PR'FEE		B*	.50	
OCT 26 76	W'DEED		B*	4.00	* 50.00

D 74263

IDENTIF. REFERENCE

OCT 26 3 21 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Thomas C. Rader et ux

TO
James Howard Mitchell et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238