BOOK 5157 PAGE 894

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF June 19 77

Notary Public

MY COMMISSION EXPIRES: 2-17-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Ruben, Attorney 325 Plus Park Blvd., Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Douglas P. Mitchell, et ux	Guaranty Mortgage Co. Division First American National Bank	117-1
708 Bowling Avenue	10th Floor, First American Center	112
Nashville, TN 37215	Nashville, TN 37238	Field Book No.
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-2235

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kirby C. Pruett and wife Mary D. Pruett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas P. Mitchell and wife Sarah Jane Mitchell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the South 100 feet of Lot No. 4 on the Map of Forest Park Land Improvement Company's Subdivision of record of Book 161, Page 144, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 100 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parellel lines 250 Feet to a dead line.

BEING the same property conveyed to Kirby C. Pruett and Mary D. Pruett by deed from Anne Steagall Ambrose et al of record in Book 4702, page 853, Register's Office for Davidson County, Tennessee.

This is { } unimproved { X } improved property, known as 708 Bowling Avenue, Nashville, TN. 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of June, 19 77

Kirby C. Pruett

Mary D. Pruett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby C. Pruett and wife Mary D. Pruett

the bargainors, 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 2nd day of June 1977

Commission expires 2/3/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Kirby C. Pruett, et ux

TO Douglas P. Mitchell, et ux

E 0 8 5 1 0

T

IDENTIF. REFERENCE

JUN 10 2 59 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

File: George E. Mudter, Jr., Atty.

JUN 10 77 CONV *9,890.00
JUN 10 77 STAX B* 257.14
JUN 10 77 PR'FEE B* .50
JUN 10 77 W'DEED B* 4.00 * 261.64