# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 1978

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 2211 Crestmoor Road Suite 100, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David A. Mitchell et ux (NAME) | Fidelity Federal Savings & Loan Assoc (NAME) | 118-9-206 |
| 957 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER) | 3708 Hillsboro Road (STREET ADDRESS) | 16DA-06430 |
| Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | |

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, Joan Chaffin Randolph, Phyllis C. Martin, Tommy Chaffin, Neil B. Chaffin, Paula C. McCord, Harold Chaffin, and Judy C. Atkins, devisees under the will of MRS. CLARA P. CHAFFIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. MITCHELL and wife, MELISSA P. 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 Lot No. 14 on the Plan of Woodmont Boulevard Section of Marengo Park as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 75.0 feet on the northerly margin of Draughon Avenue and extends back 187.5 feet on the westerly line and 184.2 feet on the easterly line to a dead line in the rear on which it measures 87.2 feet.

Being all the same property conveyed to Mrs. Clara P. Chaffin by deed from Tom J. McDonald and wife, Ruth A. McDonald of record in Book 4118, page 16, Register's Office for said County, the said Clara P. Chaffin having since died testate in Davidson County, Tennessee, on February 26, 1978, and by will on file with the Probate Court Clerk's Office for said County (Probate no. 65739) the above described property was devised to the Grantors herein.

This conveyance is subject to the restrictive covenants of record in Book 1113, page 296, the limitations on the Plan of record in Book 1130, page 2, both Register's Office for said County, and to 1978 property taxes which have been prorated between the parties and the Grantees assume in full for 1978.

| | | | | | |
|---|---|---|---|---|---|
| JUN-6TH | CONV | 43,500.00 | | | |
| JUN-6TH | S'TAX | | B* | 113.10 | |
| JUN-6TH | PR'FEE | | B* | .50 | |
| JUN-6TH | W'DEED | | B* | 4.00 | * 117.60 |

This is unimproved ( ) improved (XX) property, known as 957 Draughon Avenue, Nashville, Tennessee 37204
(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 26th day of May, 19 78

x Joan Chaffin Randolph — JOAN CHAFFIN RANDOLPH
x Phyllis C. Martin — PHYLLIS C. MARTIN
x Tommy Chaffin — TOMMY CHAFFIN
x Neil B. Chaffin — NEIL B. CHAFFIN
x Paula C. McCord — PAULA C. McCORD
x Harold Chaffin — HAROLD CHAFFIN
x Judy C. Atkins — JUDY C. ATKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ Ruth Randolph, a Notary Public in and for said County and State, the within named Joan Chaffin Randolph, Phyllis C, Martin, Neil B. Chaffin, Paula C, McCord, Harold Chaffin, Judy C. Adkins

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 26th day of May, 19 78

Commission Expires 1-19-81 Ruth Randolph, Notary Public.

STATE OF _____
_____ 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 {his oath / their several oaths} acknowledged {himself / themselves} 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 purpose 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

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned Notary Public, a Notary Public in and for said County and State, the within named TOMMY CHAFFIN, the 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 office at Boca Raton, Florida, on this 31 day of May, 1978.

My Commission expires: ✓

Notary Public

(AFFIX SEAL HERE)

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 28, 1981
BONDED THRU MAYNARD BONDING AGENCY

S1124O-8

**WARRANTY DEED**

FROM

HEIRS OF MRS. CLARA P. CHAFFIN

TO

David A. Mitchell and wife, Melissa P. Mitchell

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York