Form No. WD-1

Prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 47,600.00 X Diane Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1978

Notary Public

MY COMMISSION EXPIRES: 5-23-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan C. Mitchell (NAME)	The Galbreath Mortgage Company (NAME)	MAP 612-2
3200 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PAR 7
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (CITY) (STATE) (ZIP)	5DU-42229

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, James H. Rigney, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan C. Mitchell and wife Diane 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. 7 on the plan of Colewood Acres, Section 1, as of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James H. Rigney, a single person, as of record in Book 5375, Page 961, Register's Office for said County.

This conveyance is subject to restrictions of record in Book 4003, Page 11, Register's Office for said County.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5375, Page 963, Register's Office for Davidson County, Tennessee, securing a promissory note dated December 15, 1978, payable to The Galbreath Mortgage Company, with an original amount of 46,500.00, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 182 Tusculum Road (House Number) (Street) Antioch (P. O. Address), TN (City or Town) 37013 (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 29th day of December, 1978

James H. Rigney James H. Rigney

BOOK 5380 PAGE 73

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Rigney

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 Nashville, Tennessee, this 29th day of December, 19 78.

Commission expires 2-23-80

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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

FILE BOX 3

WARRANTY DEED

FROM

James H. Rigney

TO

Alan C. Mitchell and wife Diane Mitchell

F. 0 7. 3 1: 8:

IDENTIF. REFERENCE

DEC 29 10 58 AM '78

FELIX Z. WALTER JR. REGISTER
DAVIDSON COUNTY, TENN.

DEC 29 78		CONV	47,600.00		
DEC 29 78	S'TAX			B* 123.76	
DEC 29 78	PR'FEE			B* .50	
DEC 29 78		W'DEED		B* 4.00	* 128.26

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217