This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5588 PAGE 891

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marion R. Mitchell	Third National Mortgage Company	150-46
(NAME)	(NAME)	
3209 Autumn Drive	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Marion R. Mitchell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Marion R. Mitchell

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

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of The Country, Section 4-A, as of record in Book 5200, pages 138 and 139, Register's Office for said County.
Said Lot No. 112 fronts 102.63 feet on the east side of Autumn Drive and extends back 175.04 feet on the north line and 181.50 feet on the south line to a dead line measuring 19.92 feet thereon.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp., of record in Book 5435, page 451, said Register's Office.

This conveyance is subject to the plan of record in Book 5200, pages 138 and 139, Register's Office for said County, which shows an Owner's Certificate, 20-foot building set-back line from Autumn Drive, and a 10-foot easement for public utilities, drainage and sewer; and restrictive covenants of record in Book 5404, page 770, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,900.00

Subscribed and sworn to before me, this the 8th day of April 1980

My commission expires: 7-22-81 (Affix Seal)

Affiant: x Marion R. Mitchell

Notary Public: Mary P. Whitworth

unimproved ( )
This is improved (X) property, known as 3209 Autumn Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 8th *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

x Lunsford M. Hollins, Jr.

By: Lunsford M. Hollins, Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary P. Whitworth, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Randall Phillips Builders, Inc., *the within named bargainor, a corporation, and that* he *as such* Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President

Witness my hand and seal, at office in Nashville, Tennessee *this* 8th *day of* April, *19*80

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

F. 8 4 3 4 0

2574 04/09 149.24- CHECK

IDENTIF. REFERENCE

APR 9 2 33 PM '80

FELIX A. ELLISON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Marion R. Mitchell

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-237032

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54900.00- CO	
			142.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.24-
2574A04/09/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 84340

IDENTIFICATION REFERENCE

APR 9 2 33 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 751522