BOOK 5614 PAGE 805

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Mitchell (NAME)	Juanita Mitchell (NAME)	61-15-180K 8
2705 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	1134 Sunnymeade Dr. (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37216 (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, Lillie Mai Anderson, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Mitchell, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 19 of block "A" on the map of Sunnymeade, as of record in Book 843, pages 4 and 5, and Book 974, page 56 and 57, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the southerly side of the Golf Club Drive (now Sunnymeade Drive) and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Annie W. Anderson, Katherine L. Anderson, both deceased, and Lillie Mai Anderson, unmarried, by deed from Robert C. Beasley, Jr., and wife, Gene N. Beasley, in Book 1238, Page 499 said Register's Office.

The consideration for the transfer of property resulting from this Deed is set forth in the Agreement attached hereto.

unimproved ( )
This is improved (X) property, known as 1134 (House Number) Sunnymeade Dr (Street) (P. O. Address) Nashville (City or Town) TN 37216 (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 successors, assigns 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 hand this 6 day of June, 19 80

Lillie Mai Anderson

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Lillie Mai Anderson the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible] this [illegible] day of [illegible], 1980.

Commission Expires: [illegible]

[illegible]
Notary Public

STATE OF _____)

COUNTY OF _____)

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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Lillie Mai Anderson

TO
Juanita Mitchell

F. 9 4 1 8 6

RUSH

IDENTIF. REFERENCE

JUN 19 12 20 PM '80

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 30,000.00 Thirty Thousand Dollars

Subscribed and sworn to before me this ___ day of June, 1980.

My Commission Expires: 4-22-84

[illegible] B. Harding
Notary Public

A G R E E M E N T

THIS AGREEMENT is supplemental to that Agreement entered into between the parties in August of 1978.

WHEREAS, Juanita Mitchell has, pursuant to a prior Agreement with Lillie Mae Anderson, been paying her $100.00 per month and providing all services (excluding medical) including transportation, shopping and all other services necessary for the care and upkeep of Lillie Mae Anderson, and

WHEREAS, Lillie Mae Anderson has, in consideration thereof, agreed to convey by Will or otherwise, her house and lot at 1134 Sunnymeade Drive, together with its contents, to the said Juanita Mitchell or her daughter in the event Juanita Mitchell predeceases her.

The parties, by this instrument, reconfirm said Agreement and further modify the same by Lillie Mae Anderson authorizing Juanita Mitchell to make repairs to her property and to do all other things necessary for the upkeep thereof and in addition, she is authorized to sell or dispose of items of personal property if this should become necessary for her well being.

DATED this 2 day of June, 1980.

Sara N. Perry
WITNESS

Lillie M. Anderson
LILLIE MAE ANDERSON

WITNESS

WITNESS

Juanita Mitchell
JUANITA MITCHELL

WITNESS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	87.50-
			5182A06/19/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.41.86

IDENTIF. REFERENCE

JUN 19 12 20 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 763636