ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Benjamin S. Mitchell (NAME)	Engel Mortgage Co., Inc. (NAME)	83-1-194
1002 Granada Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	Birmingham, Alabama (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $200.00----------
TWO HUNDRED AND no/100----------DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 1, 1977, executed by Charles Henry Wiseman, payable to Engel Mortgage Company, Inc., for the original sum of $17,000.00, with interest at 8% per annum, both principal and interest payable $124.78 monthly, beginning April 1, 1977, final March 1, 2007, and secured by a Deed of Trust of record in Book 5120, page 857, Register's Office, Davidson County, Tennessee, I

Charles H. Wiseman, unmarried
have bargained and sold, and by these presents do transfer and convey unto the said Benjamin S. Mitchell and wife, Ann R. Mitchell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Map of Granada Place as of record in Book 3106, page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Southerly margin of Granada Court, said point being the Northwest front corner of Lot No. 8 and the Northeast front corner of Lot No. 9; thence in a Southeasterly direction along the lot line between Lots Nos. 8 and 9, 75.0 feet to a point in the Northerly margin of a 20 foot alley (not open); thence along the Northerly margin of said 20 foot alley in a Westerly direction 126.1 feet to a point, the beginning of a curve to the right; thence around said curve in a Northwesterly direction 21.7 feet to a point in another 12 foot alley (not open); thence in a Northeasterly direction along the Southeasterly boundary line of a tract reserved for Future Development 117.4 feet to a point in the Southerly margin of Granada Court; thence along the said margin of said Court in a Southeasterly direction 39.3 feet to the point of beginning.

Being the same property conveyed to Charles H. Wiseman, by deed from John D. Stamps and wife, Suzann Stamps, as of record in Book 5120, page 855, Register's Office, Davidson County, Tennessee.

This conveyance is subject to: (1) any easements, restrictions and setback lines of record, and (2) 1981 taxes.

unimproved ( )
This is improved (XX property, known as 1002 Granada Court (House Number) (Street)
Nashville, TN 37206 (P. O. Address) (City or Town) (Zip Code)

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.

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 9th day of January, 19 81.

Charles H. Wiseman

BOOK 5698 PAGE 777

STATE OF TENNESSEE
COUNTY OF Davidson

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

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 9th day of January, 19 81.

My commission expires September 25, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,736.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Benjamin S. Mitchell

Sworn to and subscribed before me this 9th day of January, 19 81.

My commission expires September 25, 1983 Notary Public

This instrument was prepared by:

Name	Address
Truman S. Wrenne, Atty	344 4th Avenue North Nashville, Tennessee 37219

4148 01/09 49.92- CHECK

WARRANTY DEED
G-258720-1

FROM
Charles Henry Wiseman, unmarried

TO
Benjamin S. Mitchell, ET UX

G 2 4 8 1 1

IDENTIF. REFERENCE

JAN 9 1 31 PM '81

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Return to:
WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5698 PAGE 778

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
			16736.00- CO	
			43.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 49.92-	
			4148A01/09/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

624811

IDENTIF. REFERENCE

JAN 9 1 31 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 801267