This Instrument Prepared By:
Douglas A. Brace
Kelly, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

B0K90

WARRANTY DEED

REAU E. FOLK, JR. FORM

PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-86	Mr/Mrs Johnny L. Gwyn	Atlantic Coast Mortgage Co. 3819 S.George Mason Drive, Suite G Baileys Crossroads, VA 22041
FIELD BOOK NUMBER(S) 9D-6739	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7387 Bridle Drive	LOAN OR ACCOUNT NO. 828
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated August 9, 1985 in the original principal sum of $77,850.00, payable to Atlantic Coast Mortgage Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Jack W. Mitchell and wife, Constance Mitchell to D. Gene Merrill and Frederick E. Brooks, Trustees, as of record in Book 6630, page 67,

BOOK 6632 PAGE 181

JACK W. MITCHELL and wife, CONSTANCE MITCHELL hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHNNY L. GWYN and wife, BETTY L. GWYN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 286 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108.

Said Lot No. 286 fronts 105.65 feet on the westerly margin of Bridle Drive and extends back 171.8 feet on the northerly line and 211.8 feet on the broken southerly line, to the easterly margin of Saddle Drive, measuring 136.0 feet thereon.

Being the same property conveyed to Jack W. Mitchell and wife, Constance Mitchell by Quitclaim deed from Mitchell Development Co., Inc., a Tennessee corporation, as of record in Book 6630, page 65.

This conveyance is made subject to restrictive covenants in Book 4643, page 946 and modified in Book 5440, page 138, easements and setback lines as shown on the recorded plan of record in Book 4460, page 108.

NOTE: Attorney-in-Fact for the said Jack W. Mitchell and wife, Constance Mitchell, by Power of Attorney being recorded simultaneously herewith.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1985 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of August, 1985.

Constance Mitchell
Constance Mitchell
By: Douglas A. Brace, Atty. In Fact

Jack W. Mitchell
Jack W. Mitchell
By: Douglas A. Brace, Atty. In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6132 PAGE 132

On this 14th day of August, 1985, before me personally appeared Douglas A. Brace, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Jack W.Mitchell and wife, Constance Mitchell, and acknowledged that he executed the same as the free act and deed of the said Jack W. Mitchell and wife, Constance Mitchell.

Mary Ann Kelley
Notary Public

My commission expires: 4-20-86

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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_____, this, the_____day of_____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 132,324.79 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August 19 85

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

JACK W. MITCHELL AND WIFE

TO

JOHNNY L. GWYN AND WIFE

29092

IDENTIFICATION REFERENCE

AUG 16 10 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged_____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that_____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the_____day of_____ ____, 19____.

My commission expires: _____ *Notary Public*

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6632 PAGE 183

FOR

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

132324.79- CAPT.
343.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 350.48-
8026A08/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29092

IDENTIFICATION REFERENCE

AUG 16 10 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163961