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Map: 154
Parcel: 31.1 and 38

WARRANTY DEED

Address of New Owner(s)
John F. Mitchell
Lucy M. Alexander
6666 Brookmont Terrace, #1208
Nashville, Tennessee 37205

Send Tax Bills to:

same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

MAIL →

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $77,000.00.

John G. Mitchell
Affiant

Subscribed and sworn to before me this 13 day of December, 1985.

Janet R. Jordan
Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of SEVENTY-SEVEN THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter have bargained and sold, and by these presents do transfer and convey to John F. Mitchell and wife, Lucy M. Alexander, their heirs and assigns, two certain tracts of land in the 9th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

RESTRICTIONS: This conveyance is subject to the following restrictions, which are permanent and run with the land: Each tract is not to be subdivided. No housetrailer shall be placed on the property. No commercial cutting of timber shall be conducted on the property. Only one single family dwelling shall be built on each tract, and each dwelling shall contain at least 1700 square feet of living area.

TRACT I:

Beginning at an iron stake in the northeast corner of P. E. Griffiths 9.47 acre tract; thence North 89° 01' East 99.9 feet to a stake in the fence line; thence North 74° 33' East 67.9 feet to a stake by bush; thence North 37° 6' 65 feet to a stake in fence; thence South 73° east 1618 feet to the center of Griffith Road; thence with the center of said road, South 7° east 470 feet to a point in the center of the road, thence South 87° 30' east 1295 feet to the point of beginning, containing 8.94 acres, more or less.

TRACT II:

A parcel of land being near Poplar Creek Road and Lewis Road and described according to a survey made on March 15, 1962, by S. H. Hutchison, Surveyor:

Beginning at an iron stake in the N. E. corner of Willie Green's 54 acre tract said point being P. E. Griffith's northwest corner of a 12 acre tract; thence South 14° 23' East 81.7 feet to a stake;

thence South 5° 40.9 feet to a stake; thence South 16° 21' West 93 feet 7 inches to a stake; thence South 7° 43' East 79 feet to a stake; thence South 4° 50' East 117.9 feet to a stake; thence South 2° 55' West 137.6 feet to a stake; thence South 3° 43' West 273 feet 1 inch to a stake; thence South 4° 56' West 105 feet 2 inches to an iron stake in the northeast corner of Griffith's 5 acre tract; thence with the north line of said 5 acre tract North 87° West 240 feet to a stake; thence north 23° 31' East 295 feet to a dogwood with ironwood pointers; thence North 4° West 198 feet to a stake; thence North 62° West 330 feet to a stake, sasafras and gum pointers; thence North 54° West 177 feet to a stake tan oak pointers; thence North 28° West 310 feet to a stake in the fence line of Willie Green's 54 acre tract; thence following said fence line South 88° 30' East 865 feet to the beginning containing 9.47 acres more or less.

Being the same property conveyed to Neal W. Carter and wife, Ann R. Carter by warranty deed from John T. Hasty and wife, Lisa K. Hasty, and Allan M. Darby and wife, Barbara H. Darby of record in Deed Book 6721, Page 143, Register's Office for Davidson County, Tennessee.

Subject to 1985 property taxes which are assumed by Grantees.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to John F. Mitchell and wife, Lucy M. Alexander, their heirs and assigns, forever.

Neal Carter and wife, Ann R. Carter do represent to John F. Mitchell and wife, Lucy M. Alexander that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Neal W. Carter and wife, Ann R. Carter do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to John F. Mitchell and wife, Lucy M. Alexander, their heirs and assigns, against the lawful claims of all persons.

Witness this 12 day of December, 1985.

Neal W. Carter

Ann R. Carter

RECEIVED FOR RECORD
DEC 19 3 33 PM '85
REGISTER'S OFFICE
6127

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Neal W. Carter and wife, Ann R. Carter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 12 day of December, 1985.

JAMES D. JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 7-9-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6736 PAGE 109

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

[illegible] 209.70-

6570A12/13/85 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6127

IDENTIFICATION

Dec 13 3 [illegible] PM '85

No. 201549