BOOK 6775 PAGE 995 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: My Commission Expires

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles J. Friddell, P. O. Box 3046 Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Mitchell and wife, Edith C. Mitchell (NAME)	Same (NAME)	145-7-70
5165 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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 Thomas W. Molteni and John Witt Irions, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O. Mitchell and wife, Edith C. Mitchell

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

Lot No. 36 on the plan of Inns of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Harpeth Knobs Drive being the most southeasterly corner of Lot No. 35 on the plan of Inns of Granny White, as of record aforesaid; thence North 36° 18' 36" East 481.07 feet to a point; thence South 33° 8'46" East 120.00 feet to a concrete monument; thence South 12° 52'21" West 339.35 feet to a point in the northerly margin of Harpeth Knobs Drive; thence westwardly along a curve forming the northerly margin of Harpeth Knobs Drive having a length of 228.65 feet and a radius of 46.43 feet to a concrete monument; thence along said margin North 69° 28'30" West 53.32 feet to the point of beginning. Containing 1.785 acres, more or less.

Being the same property conveyed to Thomas W. Molteni and John Witt Irions, Jr. by deed from Dukes & Dukes, a Tennessee General Partnership, of record in Book 6773, Page 480, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Deed Book 6566, Page 473, Register's Office for Davidson County, Tennessee; such matters as shown on the Plan of the Inns of Granny White as of record in Book 6250, Page 460; and 1986 Property Taxes which have been prorated and assumed by Grantee.

This is improved (XX) unimproved ( ) property, known as Harpeth Knobs Drive, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal)

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. 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 hands this 31st day of January, 1986

THOMAS W. MOLTENI

JOHN WITT IRIONS, JR.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles James Friddell, II, a Notary Public in and for said County and State, the within named Thomas W. Molteni and John Witt Irions, Jr.,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1986.

Charles James Friddell, II
Notary Public

Commission Expires: ~~My Commission Expires July 9, 1989~~

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Thomas W. Molteni and

John Witt Irions, Jr.

TO

William O. Mitchell and wife,

Edith C. Mitchell

7 3 6 0 7

IDENTIFICATION REFERENCE

FEB 3 3 29 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

55000 CO- [illegible]
247.50 [illegible]
.50 PRFE
6.00 [illegible]
DIXON 253.50-
1642A02/03/86 BPL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-3 6 0 7

IDENTIFICATION REFERENCE

FEB 3 3 09 PM '86

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 216264