THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 file box 8/
BOOK 6811 PAGE 839 jck

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles A. Root, III Fran C. Root 3425 Meadowlake Terrace Nashville, Tennessee 37217	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	2D61856 136-10-33

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott Phillip Mitchell and wife, Joanne Ruth Mitchell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles A. Root III and wife, Fran C. Root hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 490 on the plan of Section Seven - A Priest Lake Park, of record in Book 5200, page 107, 108, and 109 , Register's Office for said County.

SAID Lot No. 490, which is a corner lot, fronts 85.0 feet on the southerly margin of Meadowlake Terrace and fronts 64.05 feet on the westerly margin of Wood Bridge Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 117.03 feet on the southerly line and 123.81 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Scott Phillip Mitchell and wife, Joanne Ruth Mitchell by deed from Luis Eduardo Gutierrez-Arberas and wife, Candace S. Gutierrez of record in Book 5820, page 130, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Deed Book 5499, pg. 879, Register's Office for Davidson County, Tennessee.

This is (~~an~~) improved property, known as 3425 Meadowlake Terrace, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20 th day of March, 1986.

Scott Phillip Mitchell

Scott Phillip Mitchell

Joanne Ruth Mitchell

Joanne Ruth Mitchell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of March, 19 86, before me personally appeared Scott Phillip Mitchell and Joanne Ruth Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6811 PAGE 840

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 94,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of March, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TEN

WARRANTY DEED

from:

Scott Phillip Mitchell and wife,
Joanne Ruth Mitchell

to:

Charles A. Root, III, and wife,
Fran C. Root

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 25 10 06 AM '86

IDENTIFICATION REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24641

1 8 9 6 8

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

RECEIVED OF _____

FOR _____

BOOK 6811 PAGE 841

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
			94500.00- CAMT.	
			245.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	252.20-
			6172A03/25/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 6 8 1

IDENTIFICATION REFERENCE

MAR 25 10 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230414