Address New Owner as Follows:

Harold D. Mitchell
3505 Belmont Blvd.
Nashville, TN 37215

Send tax bills to:

SAME

Map & Parcel

Map 75-5
Pars. 31 & 91
4D-34646, 4D-34444

WARRANTY DEED

BOOK 7016 PAGE 918

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Eva Richardson, a widow hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Harold D. Mitchell, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Fourth Civil District of Davidson County, Tennessee:

Being parts of Lots 4 and 5, on the Plan of Matt Donelson's Land, of record in Plan Book 161, page 62, Register's Office of Davidson County, Tennesssee, and

All of Lot 935 on the Plan of Hermitage Hills, Section 8, in Plan Book 3600, page 24, Register's Office of Davidson County, Tennessee, consisting of 5.22 acres according to the survey of James L. Terry & Associates, dated October 19, 1986, and described as follows:

Beginning at an iron rod in the southerly margin of Hill's Lane, being the Northeast corner of Lot No. 5 and the Northwest corner of the land conveyed to Myles Owens, III by deed of record in Book 4508, page 714, Register's Office for Davidson County, Tennessee; thence South 8 degrees 38' 11" West 333.00 feet with the easterly line of Lot 5 and the westerly line of Owens; to an iron pin; thence South 68 degrees 59' 52" East crossing part of Lot 4, 77.53 feet to an iron pin in the northwest corner of Lot 935; thence South 43 degrees 56' 41" East with Kimbrough's line to an iron pin in the Northeast corner of Lot 935; thence South 42 degrees 26' 09" West with the line between Lot 935 and Lot 936, 232.43 feet to an iron pin in the northerly margin of Bonnavue Drive; thence around a curve in a northwesterly direction through an existing iron rod, with a radius of 317.64 feet for a distance of 220.06 feet in the margin of Bonnavue Drive, to a set iron rod; thence around a curve in a northerly direction with a radius of 25.00 feet for a distance of 37.04 feet in the margin of Bonnavue Drive and Bonnafield Drive, to a set iron rod; thence around a curve in a northerly direction with a radius of 535.00 feet for a distance of 325.88 feet in the margin of Bonnafield Drive, to a set iron rod; thence North 37 degrees 17' 41" West in the margin of Bonnafield Drive, 50.00 feet to an existing iron rod; thence around a curve in a northerly direction through an existing iron rod with a radius of 1477.29 feet for a distance of 196.39 feet in the margin of Bonnafield Drive, to a set iron rod at the intersection of the easterly margin of Bonnafield Drive and the southerly margin of Hill's Lane; thence, South 81 degrees 21 ' 49" east 570.31 feet with the southerly margin of Hill's Lane to a set iron rod being the point of beginning.

Being part of the same property conveyed to Harry Richardson and wife, Eva Richardson, by deed from Moses McKissack, IV and wife, Natalie S. McKissack, in Book 3162, page 443, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to H. H. Richardson and wife, Eva Richardson, by deed from Miller Kimbrough, Trustee, of record in Book 3701, page 161, said Register's Office. Also being part of the same property conveyed to H. H. Richardson and wife, Eva Richardson, by deed from Miller Kimbrough, Trustee, of record in Book 3649, page 285, said Register's Office. Also being the same property title to which was vested in Eva Richardson, upon the death of her husband, H. H. Richardson, by reason of their tenancy by the entirety. The said Harry Richardson and H. H. Richardson being one and the same person.
This property is conveyed subject to the Plan of record in Book 161, page 62, said Register's Office; the Plan of record in Book 3600, page 24, said Register's Office; and Restrictive Covenants of record in Book 3643, page 242, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Harold D. Mitchell, his heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate 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 my hand on this the 20th day of October, 1986.

Eva Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eva Richardson, a widow, the within named bargainor, with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of October, 1986.

5541 5 IDENTIFICATION REFERENCE
OCT 23 8 43 AM '86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7016 PAGE 920

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

60000.00- CONT.
168.00 CSTAX
.50 PRFEE
6.00 WDL D
CHECK 174.50-
7:19A:10/23/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

5541 5.

IDENTIFICATION REFERENCE

Oct 23 8 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.03287