BOK 23

File No: 8347-2

BOOK 7632 PAGE 174

| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Arthur A. Guilbault | Same | Map 76 |
| ~~Arthur A. Guilbault~~ | | Par 38 |
| 4833 Leesa Ann Ln. | | 4D-68050 |
| Hermitage, TN 37076 | | 9355 08/22 0101 03CHECK 9.80 |

WARRANTY DEED

FOR AND IN CONSIDERATION 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, HAROLD D. MITCHELL, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said ARTHUR A. GUILBAULT and wife, PASCUALITA L. GUILBAULT, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Beginning at a point lying on the southerly line of Hidden Hill as of record in Book 4860, Page 43, Register's Office of Davidson County, Tennessee, said point being further described as the southwest corner of Lot 1 on the said plan of Hidden Hill; thence running with the said line of Hidden Hill and Lot 1, South 76 degrees 40' East a distance of 130.00 feet to the southeast corner of said Lot 1; thence leaving the said line of Hidden Hill and Lot 1, South 83 degrees 31' 26" West a distance of 113.14 feet to a point; thence North 18 degrees 14' West a distance of 45.00 feet to the point of beginning, containing 2492 square feet.

Being part of the same property conveyed to Harold D. Mitchell by deed from First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 7627, Page 716, Register's Office for Davidson County, Tennessee.

Patsy Mitchell, wife of Harold D. Mitchell, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Harold D. Mitchell, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

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

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ARUTHUR A. GUILBAULT and PASCUALITA L. GUILBAULT, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his 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 15TH day of August, 1988.

Harold D. Mitchell
HAROLD D. MITCHELL

Patsy D. Mitchell
PATSY MITCHELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

Arthur A. Gilbert
AFFIANT

Sworn to and subscribed before me this 15th day of August, 1988.

Tom D. Coleman Jr.
NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, J.J. Harold D. Mitchell and wife, Patsy Mitchell, 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 Brentwood, Tennessee, this 15th day of August, 1988.

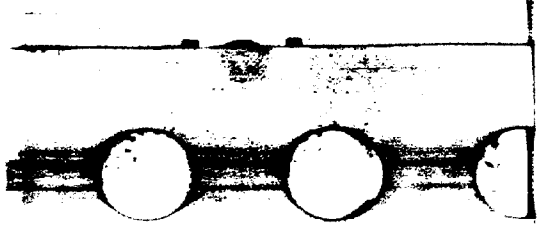
Tom D. Coleman Jr.
NOTARY PUBLIC

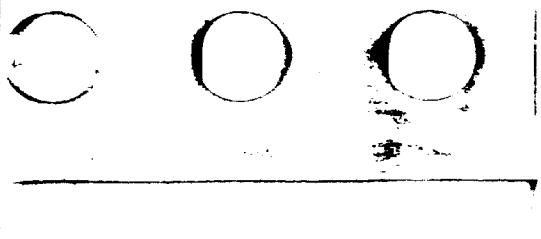
My commission expires: 3-3-1992.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

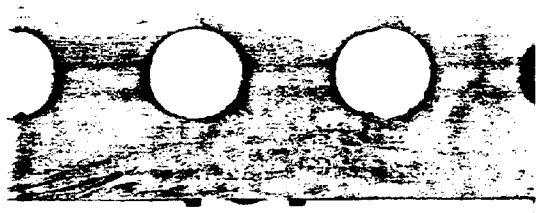
50673

AUG 22 9 33 AM '88









# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7632 PAGE 176

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 1000.00 |
| CON TX | 3.30 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 9.80 |
| CHECK | 9.80 |

08/22/88 01 09:34 0001 9355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60673

AUG 22 9 33 AM '88

**No.** 125885