This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Map and Parcel No. 141-44

2187 08/30 0101 03CHECK 507.77

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Send Tax Statements To:
Heritage Federal Savings & Loan Assn.
123 Fifth Ave. North
Franklin, Tenn.
37064

Name/Address New Owner:
William E. Mitchell, et ux
7104 Riverbend Rd.
Nashville, Tenn. 37221

Name of Mortgagee:
Heritage Federal Savings & Loan Assn.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CONSTRUCTION ASSOCIATES, INC., a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto WILLIAM E. MITCHELL and wife, KAREN M. MITCHELL, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being Lot No. 9, as shown on the Plan of River Bend Estates, of record in Plat Book 6900, page 504 and 505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Construction Associates, Inc. by deed from River Bend Associates, G.P., a general partnership, of record in Book 7525, page 569, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1988 Davidson County taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees' assuming responsibility for payment of the same.

2. All matters shown on the Plan of River Bend, of record in Plat Book 6900, page 504 and 505, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 7112, page 481, amended in Book 7308, page 805 and 808, and amended in Book 7336, page 15, and further amended in Book 7549, page 893, Register's Office of Davidson County, Tennessee.

4. By-Laws of record in Book 7347, page 643, Register's Office of Davidson County, Tennessee.

5. Surveyor's Instrument of Correction of record in Book 7465, page 833, Register's Office of Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 7278, page 822, Register's Office of Davidson County, Tennessee.

7. Easement for Ingress and Egress of record in Book 7257, page 154, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 26th day of August, 1988.

CONSTRUCTION ASSOCIATES, INC.

By: Denzel H. Carbine
Denzel H. Carbine,
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DENZEL H. CARBINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CONSTRUCTION ASSOCIATES, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office, on this 26th day of August, 1988.

Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $151,878.00.

William E. Mitchell
Affiant

Sworn to and subscribed before me on this the 26th day of August, 1988.

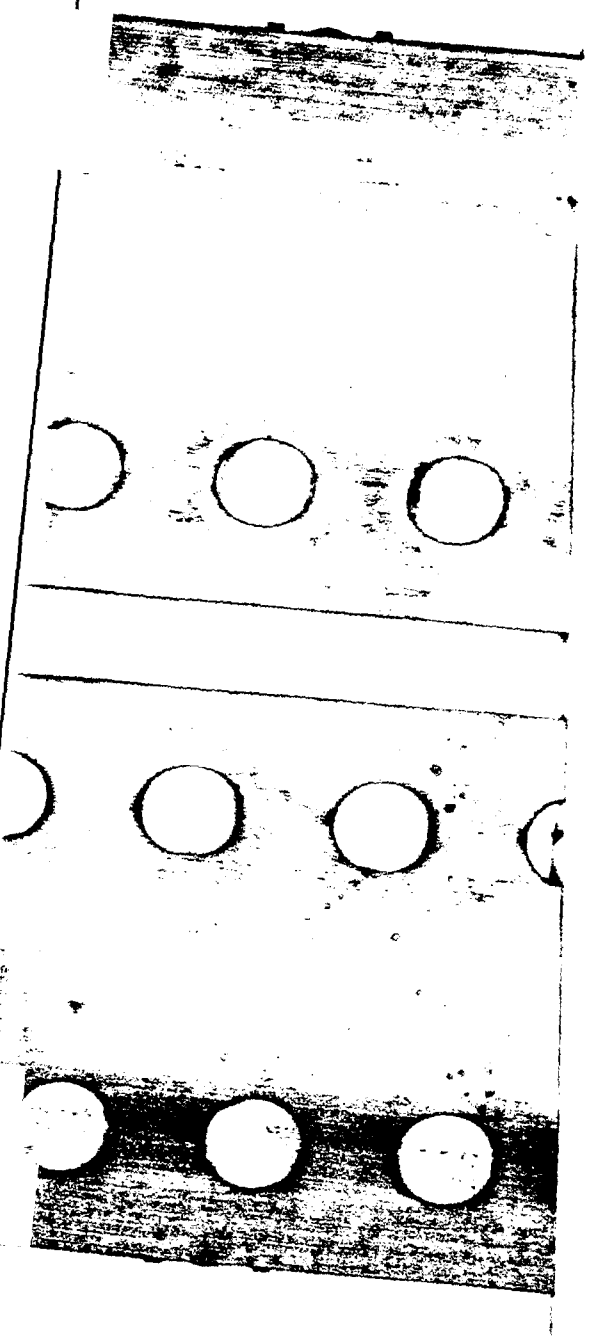
Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992

6311.9

IDENTIFICATION

Aug 30 10 25 AM '88



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 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 151878.00
CON TX 501.27
PRFEE 0.50
MTGFEE 6.00
TOTAL 507.77
CHECK 507.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/88 01 10:26 0001 2187

63119

IDENTIFICATION

AUG 30 10 25 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 128683