Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 14 2 03 PM '96

IDENTIFICATION REFERENCE

16272

WARRANTY DEED

BOOK 7792 PAGE 874

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Merrick Mitchell 2614 Flamingo Drive Nashville, TN 37207	Sovran Mortgage Corp. 1512 Willow Lawn Drive P.O. Box 26388 Richmond, VA 23260-6388	Map # 71-4 Parcel # 108

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SAMUEL T. MCMURTRY, JR. and wife, REBECCA L. MCMURTRY, do hereby transfer and convey unto MERRICK MITCHELL, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING the southeasterly one-half (1/2) of Lot No. 381 on the Plan of Joywood Heights, Section II-A, as shown of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, and described according to a survey made by Harvey Gee, 9 September 1950, as follows:

BEGINNING on the westerly margin of Flamingo Drive at the corner of Lot Nos. 381 and 382; thence with the line between said two (2) Lots, westwardly 160.9 feet to the corner of Lot Nos. 380, 381, and 382; thence northeastwardly 159.1 feet to the southwesterly margin of Flamingo Drive; thence with the same; southeastwardly around a slight curve, 117.3 feet to the beginning.

BEING the same property conveyed to James Howard McMurtry and wife, Lovie Florence McMurtry, by deed from James C. Pickett and wife, Lois T. Pickett, of record in Book 1911, Page 462, said Register's Office. James Howard McMurtry has since died. Lovie Florence McMurtry has subsequently died and devised said property to Sam T. McMurtry by Will of record in Will Book 133, Page 534, Probate Court for Davidson County, Tennessee. Sam T. McMurtry, one and the same as Samuel Thomas McMurtry, Sr., has died and devised said property to Samuel T. McMurtry, Jr. by Will of record in Will Book 164, Page 105, Probate Court for Davidson County, Tennessee. Brenda McMurtry Rilling, Executrix of the Estate of Samuel Thomas McMurtry, Sr. quitclaimed said property to Samuel Thomas McMurtry, Jr. by Quitclaim Deed of record in Book 7731, Page 753, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2614 Flamingo Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MERRICK MITCHELL, his heirs, successors and assigns forever.

The undersigned covenant with the said MERRICK MITCHELL, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are prorated to date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of Joywood Heights, Section II-A, of record in Book 1424, Page 20, said Register's Office.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said MERRICK MITCHELL, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 14 day of March, 1989.

Samuel T. McMurtry Jr.
SAMUEL T. MCMURTRY, JR.

Rebecca L. McMurtry
REBECCA L. MCMURTRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for said State and County, SAMUEL T. MCMURTRY, JR. and wife, REBECCA L. MCMURTRY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

NOTARY PUBLIC

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $32,000.00.

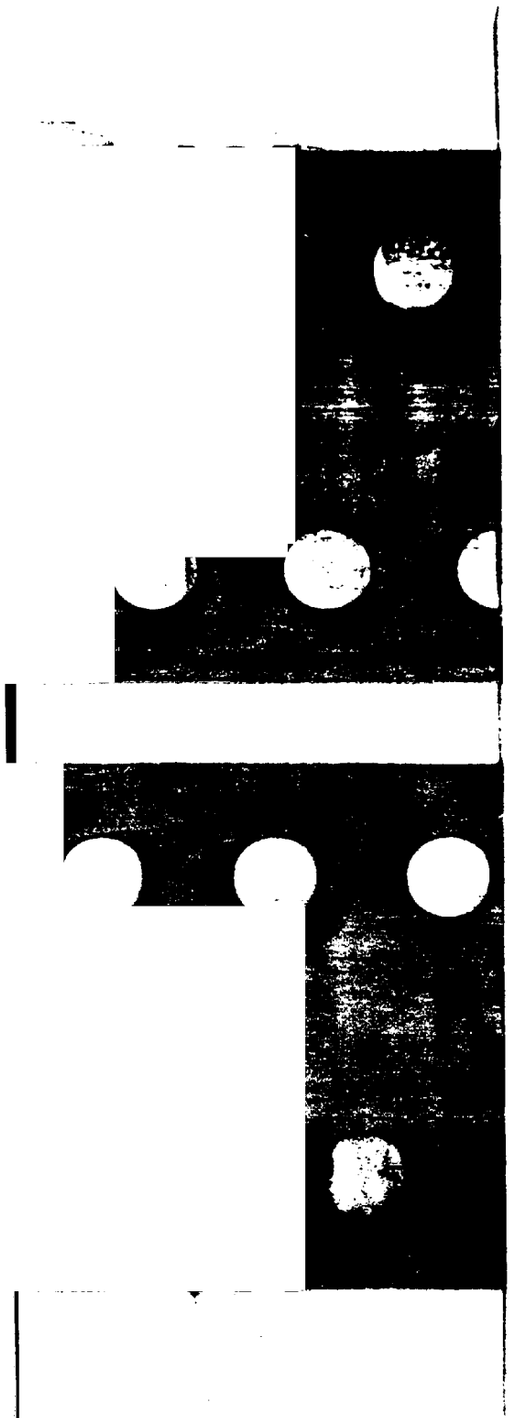
Merrick Mitchell
MERRICK MITCHELL

Sworn to and subscribed before me this 14th day of March, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

MAR 23 4 01 03CHECK 12.10



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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 876

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	32000.00
CON TX	105.60
PRFEE	0.50
MTGFEE	6.00
TOTAL	112.10
CHECK	112.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/89 01 14:06 0001 5526

16272

IDENTIFI REFERENCE

Mar 14 2 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190055