ADDRESS NEW OWNER:
Cynthia F. Mitchell
2624 Essex Place
Nashville, TN 37212

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 248
24W-07410

**WARRANTY DEED**

BOOK 7880 PAGE 155

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, Norma M. Curran Cross and husband, Howard L. Cross hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia F. Mitchell, unmarried 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 the westerly parts of Lots Nos. 78, 79 and 80 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

SAID parts of said lots front 65 feet on the northerly side of Essex Avenue and runs back between parallel lines along the east margin of Natchez Trace, formerly 28th Avenue South, 160 feet to a proposed alley.

Being the same property conveyed to Frank S. Curran and wife, Norma M. Curran by deed from Johnnie S. Johnson, a widow of record in Book 4645, page 162, said Register's Office. Said Frank S. Curran having since died, leaving property vested in Norma M. Curran as surviving tenant by the entirety.

This instrument is executed on behalf of Norma M. Curran Cross by Melinda J. Curran as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

46367.

RECEIVED FOR RECORD
JUL 3 12 19 PM '89
CLERK & MASTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2624 Essex Place, Nashville, TN 37212.

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 29th day of June, 19 89.

Howard L. Cross

Norma M. Curran Cross by: Melinda J. Curran, Atty in Fact

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 29th day of June, 19 89, before me personally appeared Howard L. Cross, 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 he executed the same as his free act and deed.

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

BOOK 7880 PAGE 156

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.00.

Cynthia F. Mitchell
Affiant

Subscribed and sworn to before me, this the 29th day of June, 1989.

My Commission Expires: 9-29-92

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda J. Curran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Norma M. Curran Cross as her Attorney in Fact as the free act and deed of the within named Norma M. Curran Cross.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1989.

Notary Public

My Commission Expires: 9-26-92

**WARRANTY DEED**

from:
Norma M. Curran Cross and husband, Howard L. Cross

to:
Cynthia F. Mitchell, unmarried

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
ville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 29th day of June, 19 89.

Notary Public

My Commission Expires: 9-26-92

1797 07/03 0101 03CHECK 277.30



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7880 PAGE 158

| | | |
|---|---|---|
| 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 | 81000.00 |
| CON TX | 267.30 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 277.30 |
| CHECK | 277.30 |

07/03/89 01 12:21 0001 1797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46367

IDENTIFICATION REFERENCE

Jul 3 12 19 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225530