Bol 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Susan L. Irvine
5144 Roxborough Drive
Hermitage, TN 37076

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
Map 098-01
Parcel 057

**WARRANTY DEED** BOOK 7993 PAGE 211

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, Timothy Gerald Mitchell and wife, Sheryl Renee Mitchell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan L. Irvine 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 Lot No. 13 on the plan of Roxborough, of record in Book 5200, page 63, Register's Office for said County.

SAID Lot No. 13 fronts 85.00 feet on the northwesterly margin of Roxborough Drive and extends back 218.49 feet on the southwesterly line and 223.26 feet on the northeasterly line to a dead line in the rear, measuring 85.14 feet thereon.

BEING the same property conveyed to Timothy Gerald Mitchell and wife, Sheryl Renee Mitchell by deed from Billie Joe York and wife, Nancy Sue York of record in Book 7224, page 708, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5302, page 669, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Timothy Gerald Mitachell and wife, Sheryl Renee Mitchell by Byron Reed Company, Inc., Attorney in Fact by D.E. Braun, Vice President Operations, pursuant to a Power of Attorney being record simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein be reference.

This is (un)improved property, known as 5144 Roxborough Drive, Hermitage TN 37076.

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 20th day of November, 19 89.

x Timothy Gerald Mitchell
Timothy Gerald Mitchell By: Byron Reed Company, Inc., Attorney in Fact, By: D. E. Braun, Vice President-Operations

x Sheryl Renee Mitchell
Sheryl Renee Mitchell By: Byron Reed Company, Inc., Attorney in Fact, By: D. E. Braun, Vice President-Operations

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7993 PAGE 212

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00 .

Auron L. Irwine
Affiant

Subscribed and sworn to before me, this the 21st day of November, 19 89.

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

State of Nebraska
County of Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. E. Braun E. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be Vice President-Operations, of Byron Reed Company, Inc., and acknowledges that he executed the within instrument on behalf of Byron Reed Company, Inc., which corporation is acting as attorney in fact for Timothy Gerald Mitchell and wife, Sheryl Renee Mitchell , as the free act and deed of the within named Timothy Gerald Mitchell and wife, Sheryl Renee Mitchell, as he is authorized to do as Vice President-Operations of the within named corporation.

Witness my hand and official seal, this 20th day of November, 1989.

x Jane K Pruch
Notary Public

My Commission Expires: 9/22/93

GENERAL NOTARY-State of Nebraska
JANE K. PRUCH
My Comm. Exp. Sept. 22, 1993

WARRANTY DEED

from:

to:

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Nebraska

COUNTY OF Douglas

BOOK 7993 PAGE 213

8163 11/29 0101 03CHECK 290.50

# 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.

Byron Reed Company, Inc.

By: D E Braun
Affiant D.E.Braun, Vice President-Operations

Sworn to and subscribed before me this
X 18 day of October, 19 89.

X Jane K Pruch
Notary Public

GENERAL NOTARY-State of Nebraska
JANE K. PRUCH
My Comm. Exp. Sept. 22, 1993

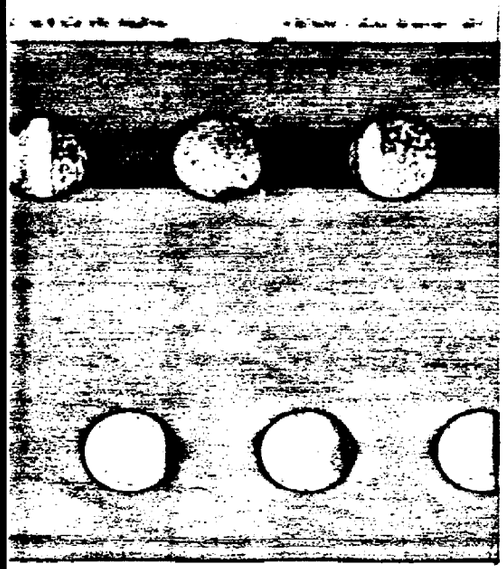
My Commission Expires: X9/22/93

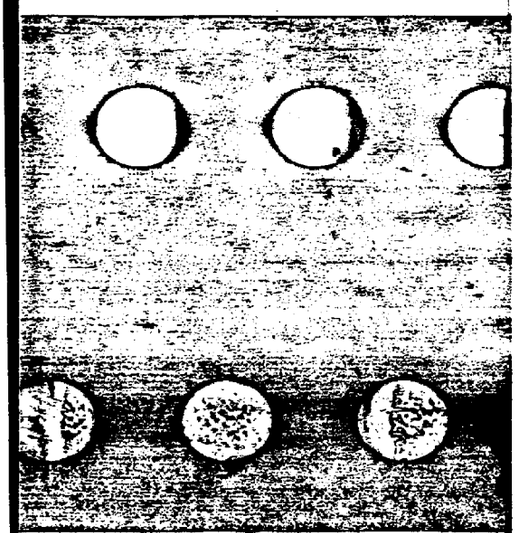
IDENTIF. REFERENCE

Nov 29 10 02 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

85195





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

RECEIVED OF _____

FOR _____

BOOK 7993 PAGE 214

| | | |
|---|---|---|
| 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 | 85000.00 |
| CON TX | 280.50 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 290.50 |
| CHECK | 290.50 |

11/29/89 01 10:01 0001 8163
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85 11 95

IDENTIFICATION REFERENCE

NOV 29 10 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270950