Bat 9

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Richard Jay Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 90.

Ollie Mai Barsley
Notary Public Ollie Mai Barsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Jay Mitchell (NAME)	Park Avenue Mortgage Company, (NAME)	MAP [illegible]6
2912 Susan Drive (STREET ADDRESS OR ROUTE NUMBER)	50 Century Boulevard, #200 (STREET ADDRESS)	PARCEL 181
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	3DZ-58448

FOR AND IN CONSIDERATION OF THE SUM 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, WE, Thaxton King Petty, Jr. and wife, Theresa Baltz Petty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Jay Mitchell and wife, Lisa A. Mitchell

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 91 on the Map of Clover Hill Subdivision, Section II, of record in Book 2133, page 46, Register's Office for said County, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Thaxton King Petty, Jr. and wife, Theresa Baltz Petty by deed from A. Terry Baskin, Donald R. Baskin, A. J. Baskin, Marion Baskin and Randall R. Baskin d/b/a The Baskin Company, filed of record in Book 6004, page 151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

94552.

IDENTIFICATION REFERENCE

JAN 8 5 51 AM '90

DAVIDSON COUNTY, TN

0939 01/08 0101 03CHECK 158.47

This is unimproved ( ) improved (XX) property, known as 2912 Susan Drive, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 4th day of January, 19 90

Thaxton King Petty, Jr.

Theresa Baltz Petty

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Thaxton King Petty, Jr. and wife, Theresa Baltz Petty

the bargainor(s), 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 Nashville, Tennessee, this 4th day of January, 19 90.

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Thaxton King Petty, Jr. and wife,
Theresa Baltz Petty

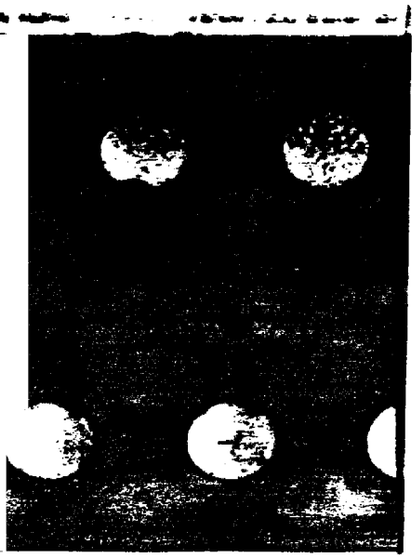
TO
Richard Jay Mitchell and wife, Lisa A. Mitchell

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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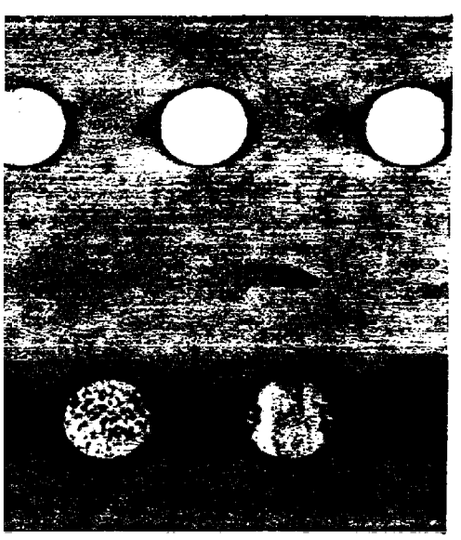
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 45900-00
CON TX 151-47
PRFEE 1-00
WDEED 6-00
TOTAL 158-47
CHECK 158-47

01/08/90 01 09:52 0001 0939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



94552

IDENTIFICATION REFERENCE

JAN 8 9 51 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 282082