Bx 34

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 2-27-93

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George D. Mitchell (NAME) | New Owners (NAME) | MAP 94-1 |
| 1013 Dew Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 129 |
| Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Billie Sue Manley, Executrix & Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George D. Mitchell and wife, Billie C. 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:

Being the East 46 feet of Lot No. 44 and the West 2 feet of Lot No. 45 of the N.H. Hobson Subdivision, of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 48 feet on the North side of Dew Street, formerly Caldwell Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Douglas Franklin & wife, Susie Franklin and Billie Sue Manley by deed of record in Bk.4945, page 179, said Register's Office.

The said Susie C. Franklin, who is now deceased, Billie Sue Manley executes this deed as Executrix of the Estate of D. L. Franklin, and individually for herself, as authorized by will of record in Bk. P.B. 2, page 469, Probate Court Clerk's Office of Carroll County, Tennessee.

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

12366

IDENTIF. TREFERENCE

MAR 21 9 14 AM '90

DAVIDSON COUNTY TN.

4251 03/21 0101 03CHECK 53.20

This is improved (x) unimproved ( ) property, known as 1013 Dew Street, Nashville, TN 37206
(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 my hand this 16th day of March, 19 90

Billie Sue Manley

Billie Sue Manley, Executrix & Individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Sue Manley, Executrix & Individually

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March 19 90

Commission expires 2-27-93

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 _____.

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

My commission expires _____

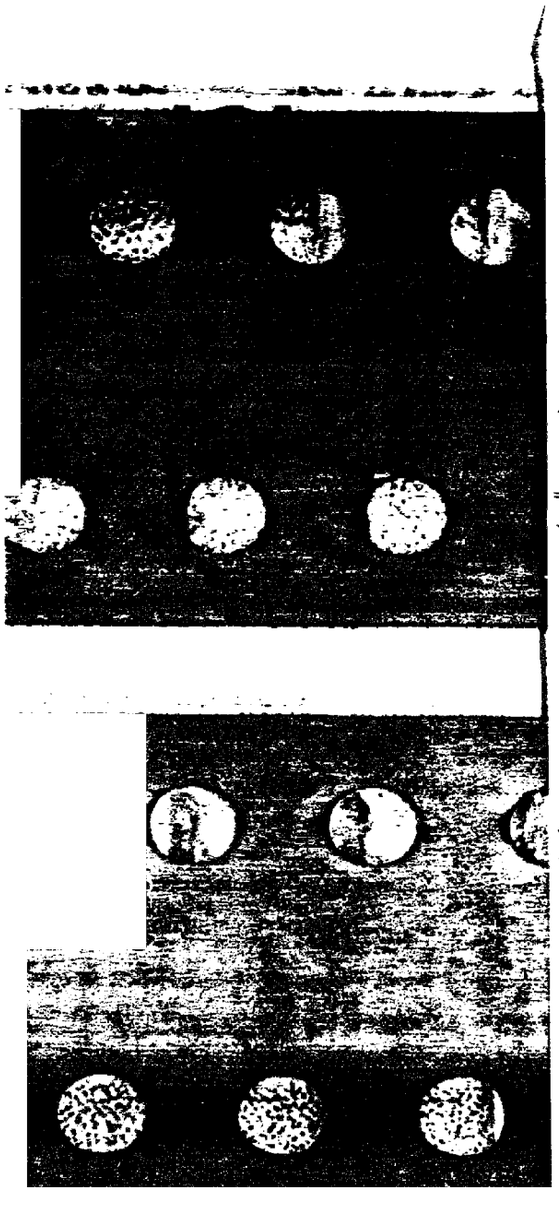
Notary Public

WARRANTY DEED

Billie Sue Manley, Executrix

George D. Mitchell
Billie C. Mitchell

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217



**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 TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 14000.00
CON TX 46.20
PRFEE 1.00
MDEED 6.00
TOTAL 53.20
CHECK 53.20

03/21/90 01 09:12 0001 4251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2366

IDENTIF. REFERENCE

MAR 21 9 14 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 302692