THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE NORTH, NASHVILLE, TN 37203

52

WARRANTY DEED

BOOK 8583 PAGE 658

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
OLAN B. MITCHELL 1817 McEwen Place Nashville, Tn 37206	SAME	Map 51-12 Parcel 106

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE SOLE HEIRS-AT-LAW OF VIOLA ETHEL PEARSON, being Gilbert Pearson, Elaine Pearson Richardson, Martha Pearson Hickman, Ethel Pearson Nickens, James R. Pearson, Thomas Smith, Morris Smith, and Annie Katherine Pearson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLAN B. MITCHELL AND WIFE, MARY MITCHELL, THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Andrew Jackson Addition to Montague Park as of record in Book 547, page 83 and 84, Register's Office for said county, described as follow3s:

Said Lot No. 17 fronts 93.2 feet on the southwesterly side of Beech Avenue and runs back between parallel lines 152 feet to a dead line.

BEING the same property conveyed to Emmett Pearson and wife, Viola Ethel Pearson, by deed of record in Book 2883, page 639, Register's Office for Davidson County, Tennessee, the said Emmett Pearson having died on the 26 day of February, 1967, the property then vested in Viola Ethel Pearson by operation of law; the said Viola Ethel Pearson having died on the 18 day of December, 1979, intestate, leaving as her sole heirs-at-law her children, namely: 1) Gilbert Pearson; 2) Elaine Pearson Richardson; 3) Martha Pearson Hickman; 4) Ethel Pearson Nickens; 5) James R. Pearson; 6) Evelyn Pearson Smith, the said Evelyn Pearson Smith having since died leaving as her sole heirs-at-law her husband, Thomas Smith, and son, Maurice Smith; and 7) Annie Katherine Pearson, the said Annie Katherine Person being a disabled person and the said Thomas M. Black having been appointed Special Guardian for Annie Katherine Pearson for the purpose of execution of this document pursuant to Order of the Probate Court of Davidson County, Tennessee, Docket No. 98851, a Certified Copy of which being recorded simultaneously herewith.

This is improved property known as: 360 Beech Avenue, Madison, TN 37115

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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 foever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 26 day of March, 1992.

Gilbert Pearson
GILBERT PEARSON

Elaine Pearson Richardson
ELAINE PEARSON RICHARDSON

Martha Pearson Hickman
MARTHA PEARSON HICKMAN

Ethel Pearson Nickens
ETHEL PEARSON NICKENS

James R. Pearson
JAMES R. PEARSON

Thomas Smith
THOMAS SMITH

Thomas M. Black Special Guardian for Annie Katherine Pearson
THOMAS M. BLACK AS SPECIAL GUARDIAN FOR ANNIE KATHERINE PEARSON

Maurice Smith
MAURICE SMITH

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, SPECIAL GUARDIAN FOR ANNIE KATHERINE PEARSON the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in ~~Goodlettsville~~ MADISON, Tennessee, on this the 24 day of March, 1992.

Denise C. Allen
NOTARY PUBLIC

My Commission Expires: 5-11-93

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILBERT PEARSON AND JAMES R. PEARSON the within named bargainors, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 26th day of March, 1992.

Carolyn Deeffo
NOTARY PUBLIC

My Commission Expires: 1/23/93

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE PEARSON RICHARDSON the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 26th day of March, 1992.

Carolyn Deeffo
NOTARY PUBLIC

My Commission Expires: 1/23/93

95667 IDENTIFICATION REFERENCE
MAR 25 9 47 AM '92
DAVIDSON COUNTY, TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Pearson Hickman, Ethel Pearson Nickens, Thomas Smith, and Maurice Smith, the within named bargainors, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknoweldged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 26th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 1/23/93

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is $12,000.00.

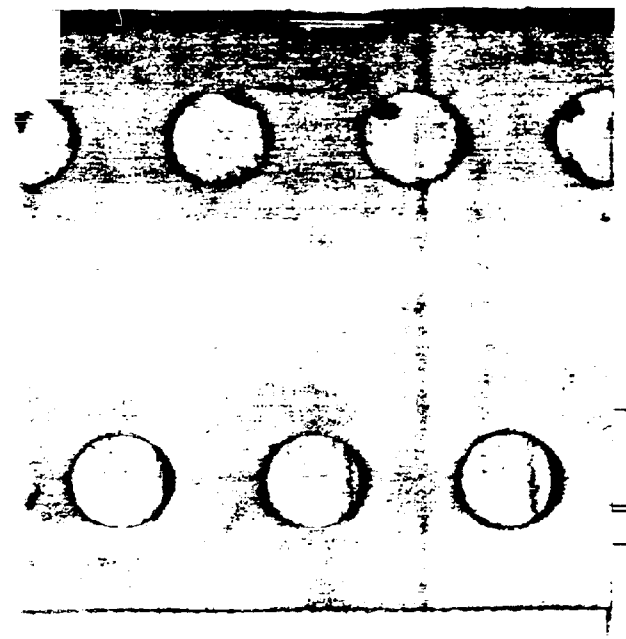
AFFIANT

Subscribed and sworn to before me
this 26th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 1/23/93

0279 03/26 0101 03CHECK 54.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

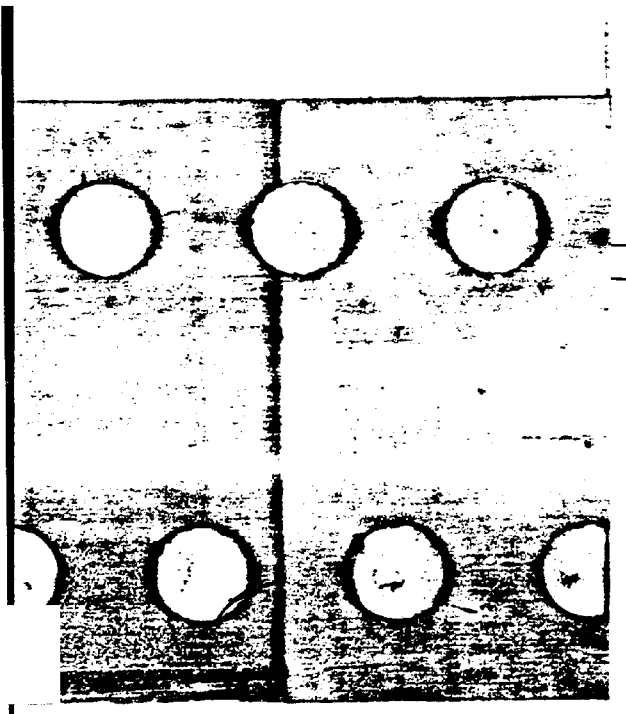
RECEIVED OF _____

FOR _____

BOOK 8583 PAGE 661

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 9.00
TOTAL 54.40
CHECK 54.40

03/26/92 01 09:46 0001 0279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 6 6 7

IDENTIFICATION REFERENCE

MAR 26 9 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514660