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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

X Joseph D. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1992.

Notary Public Ollie Mae Parsley

MY COMMISSION EXPIRES: March 28, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Joseph D. Mitchell (NAME)	DF Southeastern Mortgage of (NAME)	MAP 95-3
224 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	PARCEL 101
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	3DZ-05836

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, Joseph Michael Catignani, Executor for the estate of Gertrude S. Smyth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Mitchell and wife, Patricia D. 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. 174 on the Plan of Merry Oaks Subdivision, Section One, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 174 fronts 118 feet on the curving westerly side of Fairway Drive and runs back between lines 182.9 feet on the southerly side line and 125.2 feet on the northerly side line to a line at the rear measuring 99.3 feet thereon.

BEING the same property conveyed to Gertrude S. Smyth and Mildred Shockley, Joint Tenants with rights of survivorship by deed from James Walter Hughes and wife, Idalia P. Hughes, filed of record in book 5345, page 440, Register's Office for Davidson County, Tennessee. The said Mildred Shockley having pre-deceased the said Gertrude S. Smyth.

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

4 0 0.8.2

IDENTIFICATION REFERENCE

AUG 27 9 25 AM '92

X Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4348 08/27 0101 03CHECK 256.90

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved ( ) unimproved (X) property, known as 224 Fairway 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 hands this 25th day of August, 1992

Joseph Michael Catignani, Executor

X-AKA Michael Joseph Catignani, Executor

a/k/a Michael Joseph Catignani

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 Joseph Michael Catignani, ~~XXX~~ Executor a/k/a Michael Joseph Catignani

(or proved to me on the basis of satisfactory evidence) the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 19 92

Commission expires March 25, 1995

Ollie Mai Parsley
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

~~Joseph Michael Catignani, Executor~~

TO

~~Joseph D. Mitchell and wife, Patricia D. Mitchell~~

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
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 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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

08/27/92 01 09:26 0001 4348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 0 8.2

IDENTIFICATION REFERENCE

AUG 27 9 25 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564079