This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Steven F. Mitchell
4315 Esteswood Drive
Nashville TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 95-5
PARCEL 5
18W-10590

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tony R. Clouse and wife, Melissa W. Clouse hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven F. Mitchell hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the easterly 42 feet of Lot No. 38 on the Map of Haynie's Central Park Plan, of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID part of Lot No. 38 fronts 42 feet on the southerly side of Glenview Drive, formerly Greenwood Street, and runs back between parallel lines, with the westerly margin of South 12th Street, 150 feet to an alley.
>
> Being the same property conveyed to Tony R. Clouse and wife, Melissa W. Clouse, by deed from James R. King and wife, Illa Ruth Spivey King of record in Book 6517, Page 697, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1124 Glenview Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven F. Mitchell, his heirs and assigns, forever; and we, Tony R. Clouse and wife, Melissa W. Clouse 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 forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

21191
IDENTIFICATION REFERENCE

94 FEB 25 AM 10:09

Witness our hands this the 23rd day of February, 1994.

Tony R. Clouse

Melissa W. Clouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tony R. Clouse and wife, Melissa W. Clouse the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,000.00

AFFIANT

Subscribed and sworn to before me this 23rd day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

9298 02/25 0101 03CHECK 75.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 60

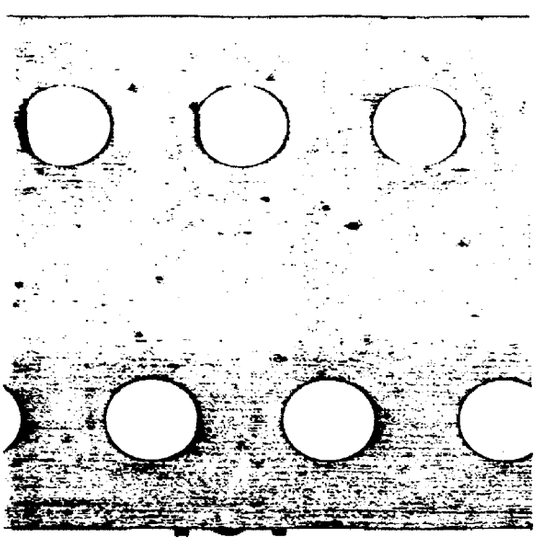
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

02/25/94 01 10:10 0001 9298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



21194
IDENTIFICATION REFERENCE

94 FEB 25 AM 10:09

DAVIDSON COUNTY TN

No.760178