13886

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 35809
Dav. Co. File: Box 8

94 DEC -2 AM 9:33

DAVIDSON COUNTY, TN.

BOOK 9535PG801

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pamela D. Mitchell 960 Draughon Avenue Nashville, TN 37204	Temple-Inland Mortgage Corporation 301 Congress Austin, Texas 78767

TAX MAP-PARCEL NUMBERS: 118-09-217 16DA 06565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy L. Howard, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela D. Mitchell, a single person,** hereinafter called the **Grantee**, Grantee's 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. 13 on the plan of Yearwood Subdivision, a part of Noel's Estate, of record in Book 1424, page 48, said Register's Office.

SAID Lot No. 13 fronts 75.0 feet on the southerly margin of Draughon Avenue and extends back 164.5 feet on the easterly line and 169.1 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to Tracy L. Howard, unmarried, by deed from Gladys H. Stafford, a widow, of record in Book 8936, page 726, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Temple-Inland Mortgage Corporation, of record in Book 8936, page 729, and rerecorded in Book 8958, page 949, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 960 Draughon Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of December, 1994.

Tracy L Howard

Tracy L. Howard

State of Tennessee
County of Davidson

On this 1st day of December, 1994, before me the undersigned authority, personally appeared **Tracy L. Howard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 112000.00

Pamela D. Mitchell

Affiant

Sworn and subscribed before me on the 1st day of December, 1994.

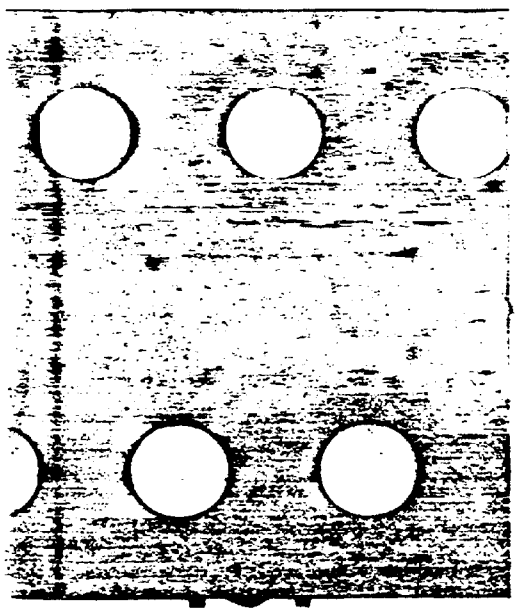
My Commission Expires: _____

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

9372 12/02 0101 03CHECK 423.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9535 PG 803

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				112000.00
			CON TX	414.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	423.40
			CHECK	423.40
12/02/94	01		09:38 0001	9372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13886
IDENTIF. # REFERENCE

94 DEC -2 AM 9:38

REGISTER
DAVIDSON COUNTY, TN.

No. 859386