23428

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9

95 JUN 6 AM 9:10 BOOK 9565 PG 947

REGISTER
DAVIDSON COUNTY, TN.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles Mitchell 2205 Porter Road Nashville, TN 37206-1224	Same	Map No. 105-10 Parcel No. 138

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JAMES MITCHELL, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES MITCHELL, hereinafter called the Grantee, his heirs and assigns, all of my one-half undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly 30 feet front and 18 feet rear of Lot No. 106 and the easterly 37 feet front and 29 feet rear of Lot No. 109 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Acklen, formerly Kirkman, Avenue at a point 30 feet east of the corner of Lots No. 108 and 109, being the northwest corner of the first tract conveyed to Mrs. Mamie E. Garard, et al, by deed from Maggie W. Caldwell, of record in Book 535, page 416, said Register's Office; thence, with the westerly line of said Garard property, southwardly 250 feet, more or less, to the northerly margin of an alley; thence, with said alley, westwardly 47 feet, more or less, to a point 29 feet west of the corner of Lots No. 106 and 109; thence, northwardly 250 feet, more or less, to the

southerly margin of Acklen Avenue; thence, with said Avenue 67 feet, more or less, to the beginning.

Being the same property conveyed to Mary E. Mitchell by deed from W. T. Garner and wife, Madgeline L. Garner, of record in Book 3180, page 258, said Register's Office. The said Mary E. Mitchell subsequently died, unmarried and without issue, and by will, not admitted to probate, devised the subject property, in equal shares, to her brother, Felix Mitchell and to her nephew, James Mitchell. Her sole heir at law was her brother, Felix Mitchell. The said Felix Mitchell died on or about May 23, 1990 and by will of record in Book 9180, page 176, Register's Office for Davidson County, Tennessee, devised a life estate to his wife, Emma Mitchell, with the remainder to his nephew, Charles Mitchell.

This conveyance is made subject to the matters set forth on said plan of record.

This is improved property commonly known as 825 Acklen Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of a one-half undivided interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns, successors and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our my hand this 5th day of January, 1995.

GRANTOR:

JAMES MITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 5th day of January, 1995.

J.B. Murphy
NOTARY PUBLIC

My Commission Expires: November 23, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

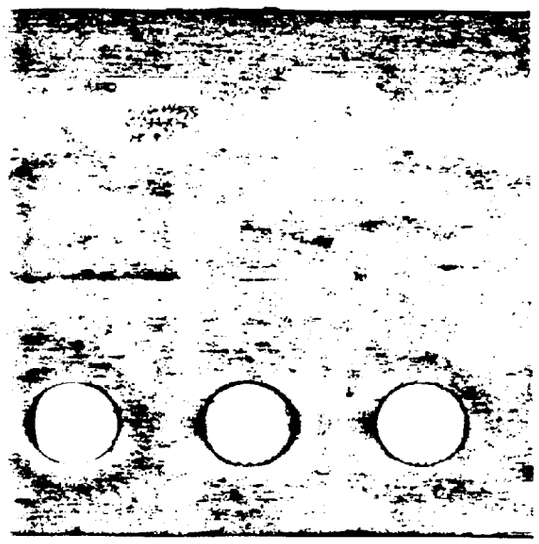
James Mitchell
Affiant

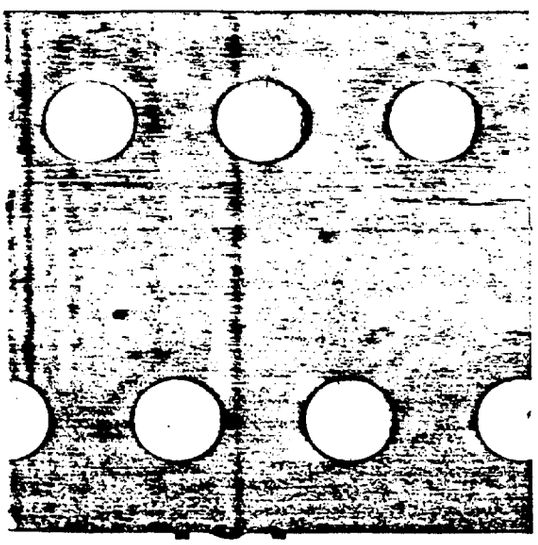
Subscribed and sworn to before me this 5th day of January, 1995.

J.B. Murphy
Notary Public

My Commission Expires: 11-23-97.

9840 01/06 0101 03CHECK 57.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9565 PG 950

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 12.00
TOTAL 57.40
CHECK 57.40

01/06/95 01 09:09 0001 9840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23428
IDENTIF. ↑ REFERENCE

95 JAN -6 AM 9:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869707