BOOK 9585 PG 800

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Rendrick Dale Mitchell	Countrywide Funding Corporation	MAP and PARCEL
[Andrea E. Mitchell	Attn: Tax Dept.	
[1112 Nelson Drive	155 North Lake Avenue	33-16-0-222
[Madison, TN 37115	Pasadena, CA 91109	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ralph W. Simonton, III, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rendrick Dale Mitchell and Andrea E. Mitchell, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 114-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph W. Simonton, III, an unmarried person, by Successor Trustee's Deed, of record in Book 7986, Page 377, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1112 Nelson Drive, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 666, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5039, Page 481, in Book 7976, Page 410, in Book 5187, Page 781, said Register's office; 4) Deed of Conveyance Easement of record in Book 4878, Page 142, said Register's office; 5) Deed of Conveyance Easement of record in Book 4901, Page 341, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $56,500.00
[
[Affiant
[Subscribed and sworn before me this 31st day of January, 1995.
[
[My Commission Expires: 1-24-98 Notary Public

DAWN EVELYN ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

30511

IDENTIFICATION REFERENCE

95 FEB -2 AM 8:54

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **January, 1995.**

X _____

Ralph W. Simonton, III

_____ _____

_____ _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ralph W. Simonton, III, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

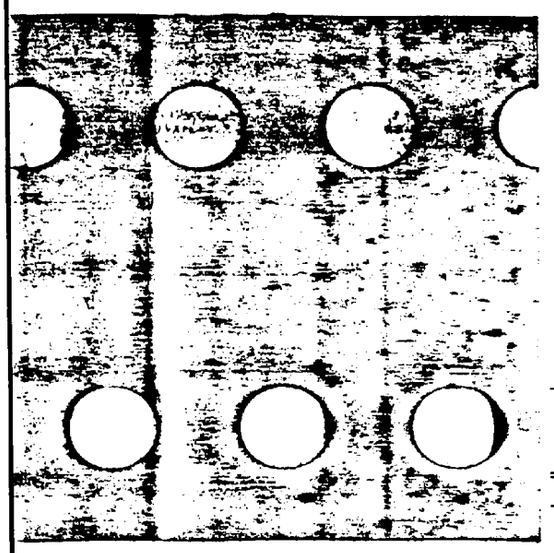
Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **January, 1995.**

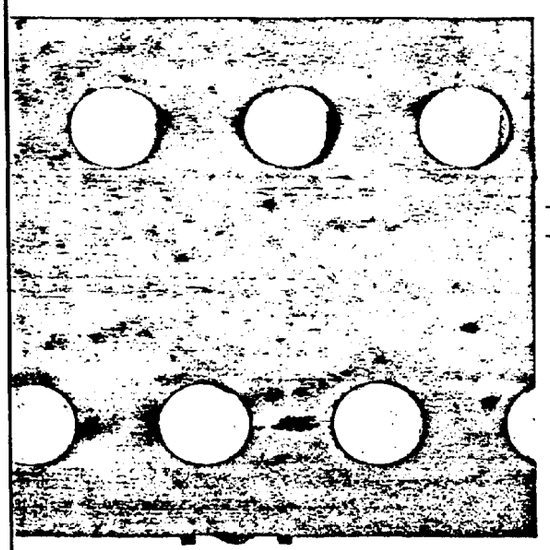
_____

Notary Public
My Commission Expires: 1-22-98

File No. 9501-033

7773 02/02 0101 03CHECK 218.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9585 PG 802

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

02/02/95 01 08:55 0001 7773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30511
IDENTIF. & REFERENCE

95 FEB -2 AM 8:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 877528