THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9867 PG 792

WARRANTY DEED

Name and Address of New Owner:
Wallace Mitchell
322 Shepard Hills Drive
Madison, Tn 37115

Send Tax Bills To:
New Owner

Street Address of Subject Property:
8.14 acres, Dickerson Road
Nashville, Tennessee

Map-Parcel No:
P/O 33-0-95

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLARA MAE MINTON, UNMARRIED, (being the one and same person as Clara Mai Minton)** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WALLACE MITCHELL,** hereinafter called **"GRANTEE"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Said property is sold "as is" and Grantor makes no warranties as to the use or condition of property.

2. Agreement for Dedication of easement for sanitary sewers and/or storm drainage as of record in Book 7267, page 62, Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement of record in Book 2858, page 108, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of easement for sanitary sewers and/or storm drainage as of record in Book 7932, page 200, Register's Office for Davidson County, Tennessee.

5. Utility Easement for water mains and pipelines, as of record in Book 2301, page 268, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs, and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 22nd day of November, 1995.

Clara Mae Minton

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clara Mae Minton, being the one and same person as Clara Mai Minton, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 1995.

Notary Public

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

The actual consideration or value whichever is greater for this transfer is $166,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 1995.

NOTARY PUBLIC
My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated September 12, 1995, as follows:

Beginning at an iron pin set in the easterly margin, 40.0 feet from the center line of Dickerson Pike, a corner to Kolleen B. Hudgins, et al (Book 9411, page 330, R.O.D.C.T.), and being the most southwest corner of this tract; thence, with said pike and a curve to the right having a delta angel of 02° 16' 09", a radius of 2,858.69 feet, an arc length of 113.22 feet and a chord of N 29° 29' 33" E 113.21 feet to an iron pin set in the margin of said Dickerson Pike, a corner to M.C. Minton Subdivision (Book 7900, page 684, R.O.D.C.T.); thence, leaving said pike and with said subdivision for the next three calls as follows: S 75° 55' 22" E 180.54 feet to an iron pin set; thence, N 48° 49' 54" E 110.26 feet to an iron pin set; thence, N 07° 24' 15" E 47.22 feet to an iron pin set, a corner to said subdivision, and in the line of Lot 1, M.C. Minton Property; thence with said Lot 1, S 55° 04' 05" E 218.56 feet to an iron pin set; thence, continuing with said Lot 1 for a ways and then Lot 2, N 27° 49' 32" E 428.11 feet to an iron pin set, corner to Lot 2; thence continuing with Lot 2, S 71° 53' 24" W 185.68 feet to an iron pin set; thence, continuing with said Lot 2, N 80° 03' 45" W 256.02 feet to an iron pin set in the margin of said Dickerson Pike; thence with the margin of said pike for the next three calls as follows: N 38° 36' 51" E 32.04 feet to an iron pin set; thence S 51° 03' 53" E 35.00 feet to an iron pin set; thence N 39° 23' 16" E 44.62 feet to an iron pin set, a corner to Lot 3, M.C. Minton Property; thence, leaving said pike and with the line of said Lot 3, S 80° 03' 45" E. 173.89 feet to an iron pin set; thence continuing with Lot 3, N 71° 53' 24" E 224.85 feet to an iron pin set, a corner to Lots 3 and 4; thence with Lot 4, N 51° 30' 27" E 169.56 feet to an iron pin set a corner to Lots 4 and 5; thence, with Lot 5, N 87° 13' 00" E 248.11 feet to an iron pin set, a corner to Lot 5; thence, S 16° 12' 42" W 764.32 feet to an iron pin set in the line of Lot 58, Pleasant Hill (Book 2300, page 69, R.O.D.C.T); thence, N 82° 04' 22" W passing a corner to Lot 58, and said Hudgins at 240.00 feet and in all a total of 908.33 feet to the beginning, containing 8.14 acres, more or less.

Being part of the same property conveyed to Miller C. Minton and wife, Clara Mai Minton by deed from Norman Albert Lampley, of record in Book 1939, page 341, Register's Office for Davidson County, Tennessee. The said Miller C. Minton having since died leaving Clara Mai Minton as the sole owner of the subject property.

0125536

IDENTIFICATION

SEP 22 PM 3:53

DAVIDSON COUNTY, TN.

1306 11/22 0101 03CHECK 627.20

[redacted]

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



RECEIVED OF _____

FOR _____

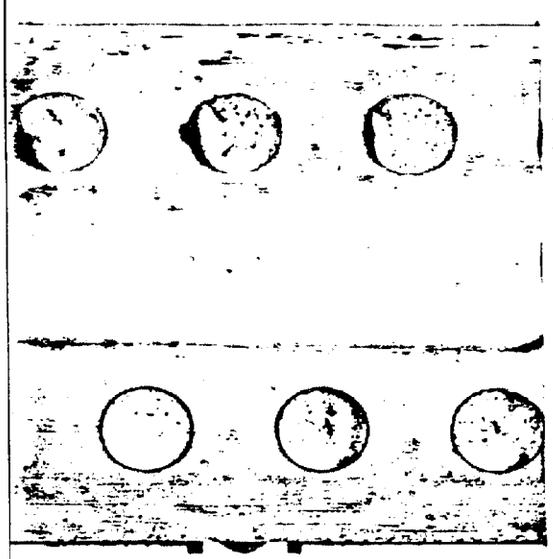
BOOK 9867 PG 795

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
166000.00
CON TX 614.20
PRFEE 1.00
~~WHEEL 12.00~~
~~TOTAL 627.20~~
CHECK 627.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



95 NOV 22 PM 3:53
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

0125636
IDENTIFICATION REFERENCE

11/22/95 01 15:55 0001 1306

No. 979839