Box 58

File Box 9B
First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

9998:306

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

No. 13759

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAY D. MITCHELL (NAME)	NEW OWNER (NAME)	Map 131-1-J
26 Lexington Green (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 8.00 Co.
Nashville, Tennessee 37215 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	FB 7DA92617

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DAVID ALLEN JONES AND WIFE, LESLEY DUBOIS JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAY D. MITCHELL AND WIFE, DENISE D. MITCHELL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lexington Green, as of record in Plat Book 6900, page 198, corrected in Book 7501, page 786, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David Allen Jones and Lesley Dubois, both unmarried by deed from Rochford Realty and Construction Company, Inc. of record in Book 7669, page 498, said Register's Office. The said David Allen Jones and Lesley Dubois having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7118, page 21; (3) Charter of record in Book 7144, page 262; (4) Easements of record in Book 4155, page 552, Book 4159, page 121; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 198, corrected in Book 7501, page 786, said Register's Office.

01660 76
IDENTIF. & REFERENCE

96 APR -1 PM 2:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 1329.99

unimproved ( )
This is improved (XX) property, known as 26 Lexington Green, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of March, 19 96

David Allen Jones
DAVID ALLEN JONES

Lesley DuBois Jones
LESLEY DUBOIS JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

9998:307

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID ALLEN JONES AND WIFE, LESLEY DUBOIS JONES

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand at office, this 29th day of March, 19 96

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DAVID ALLEN JONES AND WIFE, LESLEY DUBOIS JONES

TO JAY D. MITCHELL AND DENISE D. MITCHELL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 308

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

SAMT	
	357000.00
CON TX	1329.90
PRFEE	1.00
MDEED	3.00
TOTAL	1329.90
CHECK	1329.90

96 [illegible] 01 10136 0001 4923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166076

IDENTIF. ↑ REFERENCE

96 APR -1 PM 2:32

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1022829