Return to: Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, TN 37027
L-8969

BOOK 10121 PG 832

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: 37962
Dav. Co. File: Box 52

96 JUL 16 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
02039111

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Green 323 Lynnwood Boulevard Nashville, TN 37205	Property Owner

TAX MAP-PARCEL NUMBERS: 116-11-094.01 BM 01642

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 **Thomas H. Mitchell, Jr. and spouse, Betty W. Mitchell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Green,** 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. 2 on the Plan of Royal Oaks Land Company's Subdivision, Resubdivision of Lot 42 and the East 60 feet of Lot 41, of record in Book 3106, page 108, said Register's Office.

SAID Lot No. 2 fronts 127.6 feet on the broken southwesterly margin of Lynnwood Boulevard and extends back 332.6 feet on the broken northwesterly line and 340.8 feet on the southeasterly line to Royal Oaks Drive in the rear, measuring 120.7 feet thereon.

BEING the same property conveyed to Thomas H. Mitchell, Jr. and wife, Betty W. Mitchell, by deed from T.H. Mitchell and wife, Emily H. Mitchell, of record in Book 3400, page 25, said Register's Office

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office and easement for sanitary sewer granted to the City of Belle Meade by instrument of record in Book 5808, page 647, said Register's Office.

This is improved property, known as: 323 Lynnwood Boulevard, Nashville, TN 37205

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 warrar t 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 12th day of July, 1996.

Thomas H. Mitchell, Jr.

Betty W. Mitchell

State of Tennessee
County of Davidson

On this 12th day of July, 1996, before me the undersigned authority, personally appeared **Thomas H. Mitchell, Jr.** and **Betty W. Mitchell**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 522500.00

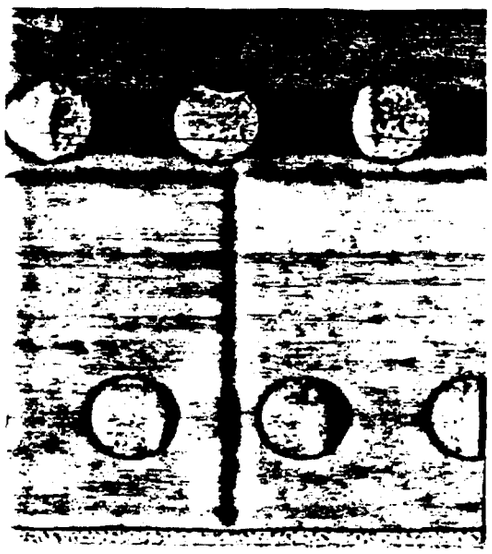
Affiant

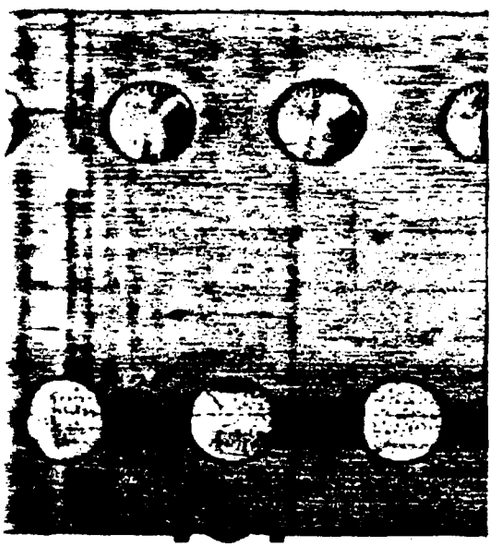
Sworn and subscribed before me on the 12th day of July, 1996.

Notary Public

My Commission Expires: 12-6-99

5607 07/16 0201 03CHECK 1942.25





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

RECEIVED OF _____

FOR _____

BOOK 10121 PG 834

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 522500.00
				CON TX 1933.25
				PRFEE 1.00
				MDEED 8.00
				TOTAL 1942.25
				CHECK 1942.25
07/16/96		01		09:26 0001 5607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203911
IDENTIF. # REFERENCE

96 JUL 16 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063278