File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10158 PG 49

ADDRESS NEW OWNER:
John Robert Mitchell
233 Brevard Court
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP AND PARCEL:
MAP 133-8
PARCEL 57
5DU64132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James O. Dotson Jr. and wife, Henryetta Dotson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Robert Mitchell, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot 23A Zone Lot Division Lot 23 of Revision to Lot 23 Section Two, Addition to Greenwood Hills, as recorded in Book 6200, Page 140, as amended in Book 6250, Page 198, Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to James O. Dotson Jr. and wife, Henryetta Dotson, by deed from Theodore H. Pailet, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust and assigns of record in Book 6145, Page 210, as re-recorded in Book 6425, Page 224, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5303, Page 873 and Book 6380, Page 413, and restrictions and notes in Plat Book 6250, Page 198, said Register's Office. This conveyance is subject to 25 foot public utility and drainage easement containing an 8" sewer line and a 30 foot minimum building setback line of record in Book 6200, Page 140, as amended in Book 6250, Page 198, said Register's Office.

This is improved property known as 233 Brevard Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Robert Mitchell, unmarried, their heirs and assigns, forever; and we, James O. Dotson Jr. and wife, Henryetta Dotson 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend

the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of August, 1996. BOOK 10158 PG 50

James O. Dotson Jr.

Henryetta Dotson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James O. Dotson Jr. and wife, Henryetta Dotson the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of August, 1996.

NOTARY PUBLIC

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 43,500.00.

AFFIANT

Subscribed and sworn to before me this 6th day of August, 1996.

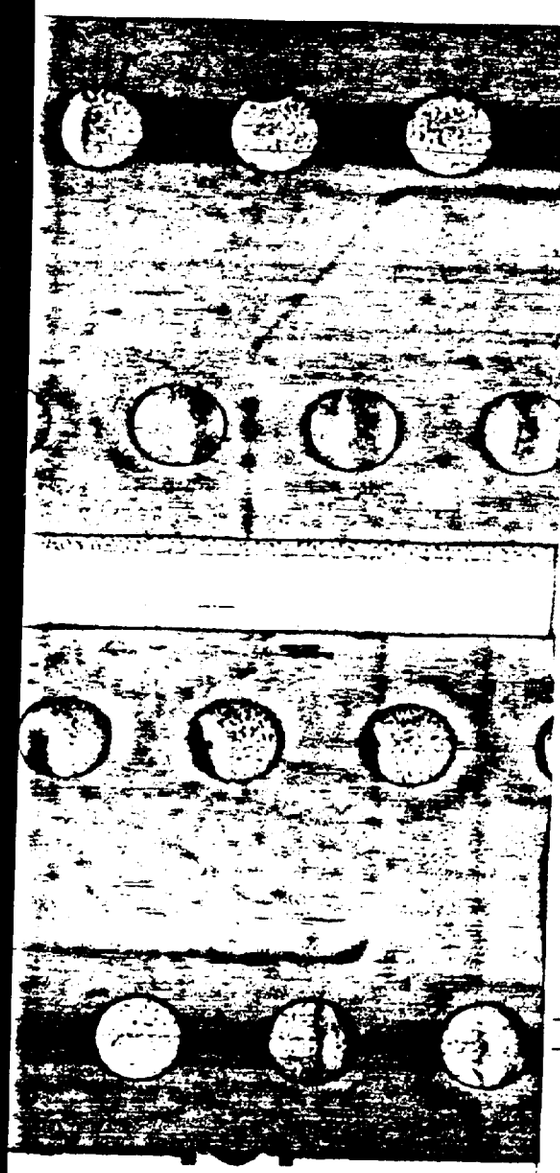
NOTARY PUBLIC
My Commission Expires: 9-21-96

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02 15027
IDENTIFICATION REFERENCE

96 AUG 16 AM 8:38
FELIX Z. BRUSSELL REGISTER
DAVIDSON COUNTY, TN.

7570 08/16 0101 03CHECK 169.95



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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 51

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
				LAMT 43500.00
				CON TX 160.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 169.95
				CHECK 169.95
			08/16/96 01	08:40 0001 7570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215027
IDENTIFICATION REFERENCE

96 AUG 16 AM 8:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1020136