# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2636813

BOOK 10291 PG 245

STATE OF TENNESSEE )
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,500.00

Robert W. Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF December, 19 96

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Robert W. Mitchell etux | NATIONSBANC MORTGAGE CORP. | 131-3-A-111-CO |
| (NAME) | (NAME) | |
| #111, 4400 Belmont Park Tr | P.O.Box 630005 | 16DA-39346 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Dallas, TX 75263-0005 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration of** the sum of $ 207,500.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

I, W. Alexander Steele, III, Trustee, of the Ruth Pettus Steele Revocable Living Trust Agreement dated August 30, 1995

**hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto**

Robert W. Mitchell and wife, Nancy F. Mitchell

**hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in** Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being Building Site No. 111, and Carport No. 111A, on the plan of Arden Place, Section One, as of record at Book 4675, page 29, Register's Office for said County, together with one membership in Arden Place HomeOwners Assoc., Inc., and all obligations and privileges thereunto belonging or in anywise appurtenant thereto, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made..

Being all the same property conveyed to the grantor herein by deed as of record at Book 9788, page 93, and further being all the same property conveyed in two other deeds in the chain of title at Book 8983, page 107 and Book 5100, page 875, all of record in said Register's Office; however, all three of said deeds made an incorrect reference to the plat as being of record at Book 4575 when in fact the correct plat book reference is Book 4675, as hereinabove described.

**This conveyance is subject to:**

1. Declaration of Covenants, Conditions and Restrictions as of record at Book 4754, page 455, as supplemented and/or amended at Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, and Book 4749, page 635, all said Register's Office.

2. Restrictive Covenants of record at Book 4628, page 473, said Register's Office.

3. Limitations, easements, setback lines, notes and/or other items as shown on the plan of record at Book 4675, page 29, said Register's Office.

4. Easements for utility services and party walls for use in common as with owners of attached and appurtenant improvements.

~~unimproved~~ ( ~~= =~~ )

This is improved ( X ) property, known as #111, 4400 Belmont Park Terrace, Nashville, TN 37215
(House Number) (Street) (City) (State) (Zip)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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** our hands this 13th day of December, 19 96.

W. Alexander Steele, III, Trustee

0256033
IDENTIF. ↑ REFERENCE
96 DEC 16 AM 10:25
ELIX H. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**INDIVIDUAL ACKNOWLEDGMENTS:**

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 W. Alexander Steele, III, Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of December, 1996.

My Commission expires:
11-27-99

Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

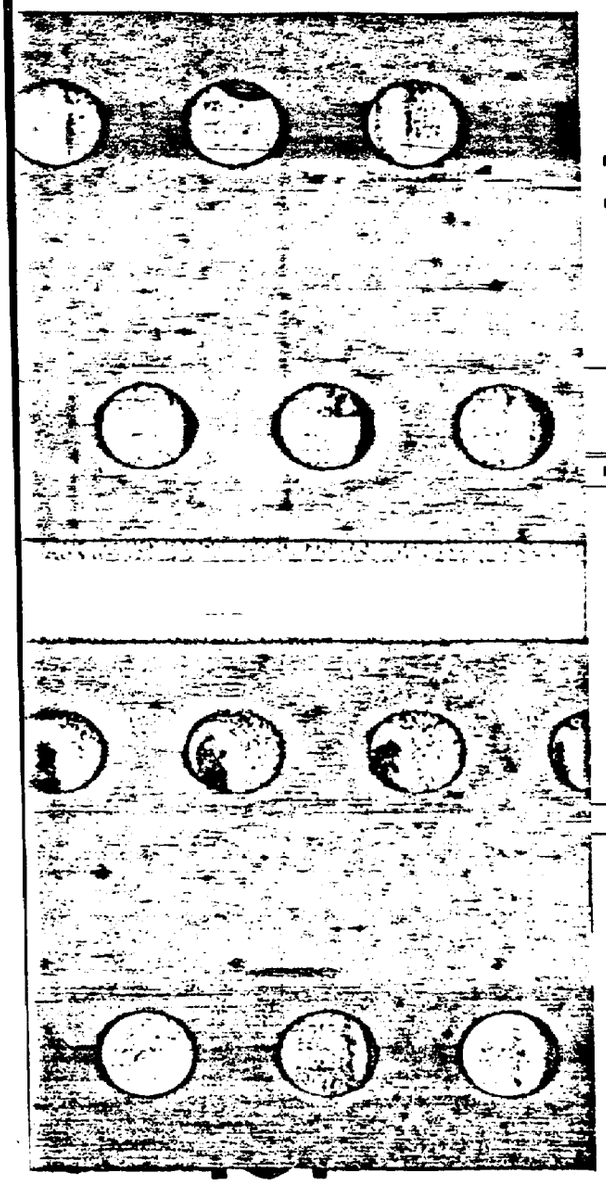
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

5915 12/16 0101 03 CHECK
276.75



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10291 PG 247

| | | |
|---|---|---|
| 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 | |
| | | | | 207500.00 |
| | | | CON TX | 767.75 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 776.75 |
| | | | CHECK | 776.75 |
| 12/16/96 | 01 | 10:25 | 0001 | 5912 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256033 IDENTIF. ↑ REFERENCE

96 DEC 16 AM 10:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 1098525