BOOK 10619 PG 818

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **September, 1997** between VERNELL R. MITCHELL, A WIDOW, UNMARRIED, GRANTOR, and JOHN T. HUNT, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, VERNELL R. MITCHELL, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JOHN T. HUNT, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2702 HODY DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Vernell R. Mitchell

VERNELL R. MITCHELL
Signature of Seller

97 SEP 24 P1:12: 21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2182 09/24 0101 03CHECK 342.30

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10619 PG 819

Personally appeared before me, a Notary Public of said County and State, VERNELL R. MITCHELL, A WIDOW, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **September, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JOHN T. HUNT, UNMARRIED
2702 HODY DRIVE
NASHVILLE, TN 37206

Property Address:

2702 HODY DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 083-15, PARCEL 126

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John T. Hunt
Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **September, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BOOK 10619 PG 820

Land in Davidson County, Tennessee, being lot No. 145 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, page 85, Register's Office for said County.

Said lot No. 145 fronts 80 feet on the northerly side of Hody Drive and runs back between lines 150.5 feet on the westerly line and 150.88 feet on the easterly line to a dead line in the rear on which it measures 80.05 feet.

Being the same property conveyed to JOE EARL MITCHELL AND WIFE, VERNELL R. MITCHELL, by Deed from VILLAGE BUILDERS, INC., of record in Book 3821, page 657, Register's Office for DAVIDSON County, Tennessee. The said JOE EARL MITCHELL AND VERNELL R. MITCHELL having since been divorced by Final Decree of Divorce entered August 6, 1971, Joe Earl Mitchell conveyed all of his right, title and interest in and to the property described herein by Quitclaim Deed to Vernell R. Mitchell, unmarried, the Grantor herein, which quitclaim deed is of record in Book 10619, page 816, Register's Office for Davidson County, Tennessee.

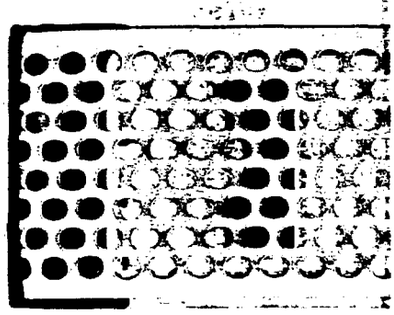
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 083-15, PARCEL 126, 1996 REAL PROPERTY TAXES ARE PAID).

2. All matters as set forth on the Plan of record in Plat Book 2854, page 85, said Register's Office, which plan includes a 40-foot minimum building setback line from Hody Drive and a 10-foot public utility and drainage easement along the northern lot line.

3. Restrictive Covenants recorded in Deed Book 2963, Page 612, Register's Office for DAVIDSON County, Tennessee.

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



RECEIVED OF _____

FOR _____

BOOK 10619 PG 821

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

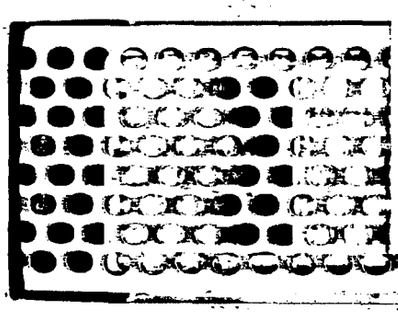
CAMT 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/24/97 01 12:22 0001 2182

0351848 IDENTIF. ↑ REFERENCE

97 SEP 24 P1 12:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN



No.1201573