BOOK 10800 PG 299

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James O. Mitchell, Sr. and Simone Mitchell 135 Cumberland Trace Nashville, TN 37214	Map 73-16-A Parcel 135	PNC Mortgage Corp. of America 75 North Fairway Drive Vernon Hills, IL 60061
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Carol A. Sharer and husband, David M. Wilson II** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to **James O. Mitchell, Sr. and wife, Simone Mitchell** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows: (the "Property").

Land in Davidson County, Tennessee, being Unit No. 135 on the Plan of Cumberland Trace, of record in Book 5200, page 700, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Carol A. Sharer by deed from Cumberland Trace Partnership, a Tennessee general partnership, of record in Book 6283, page 696, Register's Office for Davidson County, Tennessee.

David M. Wilson II, joins in this conveyance to Grantee for the express purpose of conveying any interest, marital or otherwise, he may hold in the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which are assumed by the Grantee.

2. Plan of Record in Book 5200, page 700, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6218, page 528, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Eileen Strange
Affiant

Subscribed and sworn to before me this 10th day of February, 1998.

Notary Public
My Commission Expires: 7/25/98

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

646214.01
999999-010 02/09/98

4. Dedication of Common Area to Cumberland Trace Homeowner's Association of Record in Book 6218, page 525.

5. All Easements of record in Register's Office for Davidson County, Tennessee, including, but not limited to the those of record in Book 635, page 618; Book 4373, page 83; Book 1878, page 164; Book 2753, page 60; Book 1878, page 164; Book 2203, page 189; Book 3571, page 194; Book 1126, page 461; Book 1422, page 179; Book 2281, page 177; Book 4215, page 423 and Book 6113, page 475, Register's Office for Davidson County, Tennessee.

This is improved property, known as **135 Cumberland Trace, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of February, 1998.

Carol A. Sharer

Carol A. Sharer

David M. Wilson, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol A. Sharer and husband, David M. Wilson, II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 10th day of February, 1998.

Rowena Morgan

NOTARY PUBLIC

My Commission Expires: 5/27/2001

ROWENA MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

5155 02/19 0101 02CHECK 305.00

MAIL ENV.

98 FEB 19 AM 10:00

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 04022331

0467214.01
999999-010 02/09/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10800 PG 301

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5155

0402331
IDENTIF. ↑ REFERENCE

98 FEB 19 AM 10:00

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1255657