60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10863 PG 486

ADDRESS NEW OWNER:
Michael K. Mitchell
5125 Manorwood Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cendant Mortgage Corporation d/b/a PHH Mortgage Services
6000 Atrium Way
Mt. Laurel, NJ 08054

MAP **161-3**
GROUP
PARCEL **98**

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 and sufficiency of which are hereby acknowledged, **Jay S. Woosley and wife, Kimberly Jo Woosley** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael K. Mitchell and wife, Martha J. Mitchell**, 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:

> Land in Davidson County, Tennessee, being Lot No. 21 of the McMurray Meadows Subdivision, Section Two, of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jay S. Woosley and wife, Kimberly Jo Woosley by deed from Robert L. Finn and wife Mark K. Finn of record in Book 8832, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 5125 Manorwood Court, Nashville, Tennessee 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 "GRANTEES", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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 herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IDENTIF. ↑ REFERENCE 041294

98 APR -1 AM 8:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 26th day of March, 1998.

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Jay S. Woosley

Kimberly Jo Woosley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jay S. Woosley and wife, Kimberly Jo Woosley**, 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 this 26th day of March, 1998.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 9-23-00

3415 04/01 0101 03CHECK 345.70

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

RECEIVED OF _____

FOR _____

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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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

04/01/98 01 08:40 0001 3415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 19294
IDENTIF. # REFERENCE

98 APR -1 AM 8:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1273680