WARRANTY DEED

BOOK 10888 PG 795

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant Jerry Lee Turney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF April 1998

Notary Public

MY COMMISSION EXPIRES: 8/14/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE DONALD R. BARRETT

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Lee Turney	NationsBanc Mortgage Corporation	MAP 172-12B
(NAME)	(NAME)	
5616 Seesaw Road	2059 Northlake Parkway	PARCEL 270
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brian T. Mitchell and wife, Teresa J. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Lee Turney and wife, Charlene Turney

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. 176 on the Plan of Bradford Hills, Section Twelve, as of record in Plan Book 7900, page 6, amended in Plan Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian T. Mitchell and wife, Teresa J. Mitchell by deed from Yazdian Construction, Inc., of record in Book 9234, page 98, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Declaration of covenants, conditions and restrictions of record in Book 8069, page 170, Book 9055, page 826 and re-recorded in Book 9058, page 989, said Register's Office.

Charter of Homeowners Association, Inc., of record in Book 8071, page 520, said Register's Office.

Open space easement of record in Book 8154, page 304, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 5616 Seesaw Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of April 19 98

Brian T. Mitchell

Teresa J. Mitchell

BOOK 10888 PG 797

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian T. Mitchell and wife, Teresa J. Mitchell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 13th day of April, 19 98

Commission expires 11/18/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

4835 04/16 0101 03CHECK 506.65

0426240
RELEASE & REFERENCE
98 APR 16 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10888 PG 798

FOR _____

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	134500.00
CON TX	497.65
PRFEE	1.00
WDEED	8.00
TOTAL	506.65
CHECK	506.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/98 01 10:50 0001 4835

0426240
IDENTIFICATION REFERENCE

98 APR 16 AM 10:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280987