Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1360

BOOK 10935 PG 961

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John K. Mitchell, and wife, Leeanne S. Mitchell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kerry W. Ross, and wife, Stephanie P. Ross**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 326 on the Plan of Village of Brentwood, Phase Three as of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John K. Mitchell and wife, Leeanne S. Mitchell by deed from Fox Ridge Homes, Inc. of record in Book 8048, Page 803, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4949 Yorkshire Road, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of May, 1998

John K. Mitchell

Leeanne S. Mitchell

98 MAY 18 PM 1:02

04392311

IDENTIF. A REFERENCE

State of Tennessee)
County of Davidson)

On this the 15th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **John K. Mitchell and Leeanne S. Mitchell**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$112,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

8698 05/18 0101 CHECK 423.4

NEW OWNER:
Kerry W. Ross
4949 Yorkshire Road
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
161-10-A-221CO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10935 PG 963

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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

05/18/98 01 13:03 0001 8698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAY 18 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0439231
IDENTIF. & REFERENCE

No. 1294689