This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 78
Group:
Parcel: 23

Send Tax Bills to :
Wallace Mitchell
2948 Logan Road
Greenbrier, TN 37073
(address)

BOOK 10971 PG 173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Frances Ilene York, have bargained and sold and by these presents do hereby transfer and convey unto, Wallace Mitchell, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, August 18, 1964, as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, said point being 1624 feet South from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, Page 89, Register's Office for said County; thence North 49 degrees 30 minutes East 1440 feet; thence South 28 degrees 30 minutes East 245 feet; thence South 54 degrees 30 minutes West 1445.5 feet to the easterly margin of Old Hickory Boulevard; thence with the same, North 18 degrees 15 minutes West 125 feet to the beginning.

Being the same property conveyed to Frances Ilene York by deed from C.W. Young of record in Book 9535, Page 412, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Wallace Mitchell his heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Wallace Mitchell, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Wallace Mitchell, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 5th day of June, 1998.

Frances Ilene York
Frances Ilene York

0448606
IDENTIF. & REFERENCE

98 JUN 10 PM 12:58
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10971 PG 174

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Frances Ilene York, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 5th day of June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$79,100.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frances Ilene York
AFFIANT

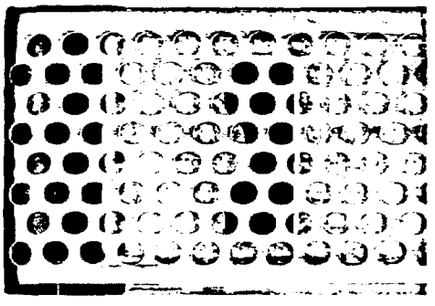
Subscribed and sworn to before me this the 3rd day of June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

January 20, 1999

6880 06/10 0101 03CHECK 301.67



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

RECEIVED OF _____

FOR _____

BOOK 10971 PG 175

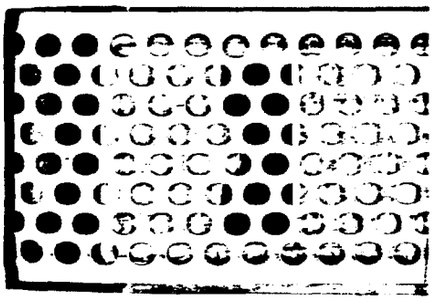
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79100.00
CON TX 292.67
PRFEE 1.00
WDEED 8.00
TOTAL 301.67
CHECK 301.67

06/10/98 01 12:57 0001 8680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448606
IDENTIF. # REFERENCE

98 JUN 10 PM 12:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304565