[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **31st** day of **August, 1998** between **Tracy C. Mitchell, unmarried ,** GRANTOR, and Jeffrey A. Evans **unmarried**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 14, Phase IV, on the Plan of Poplar Glen of record in Plat Book 7900, page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy C. Mitchell by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 9600, page 172, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 8036, page 175, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to cross easement of record in Book 7337, page 269, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 392, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

WITNESSES

_____

_____

Tracy C. Mitchell,

_____

,

0482995

IDENTIF. & REFERENCE

98 SEP -2 AM 11:04

CLIX Z... REGISTER
DAVIDSON COUNTY, TN.

5549 09/02 0101 03CHECK 292.20

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy C. Mitchell, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this31st day of August, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/30/99

COUNTY OF DAVIDSON
STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Affiant

Subscribed and sworn before me this 31st day of August, 1998

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/30/99

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Jeffery A. Evans
710 Maple Place
Nashville, Tennessee 37216

Send Tax Bills To:
Century Mortgage Corp.
Two International Blvd., Su. 507
Nashville, TN 37217

Map & Parcel No.
Map 61-05A Parcel 112

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

RECEIVED OF _____

FOR _____

BOOK 11094 PAGE 657

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 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 292.20
CHECK 292.20

09/02/98 01 11:06 0001 5549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482995
IDENTIFICATION REFERENCE

98 SEP -2 AM 11:04

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

No. 1340994