PREPARED BY (AND RETURN TO): BOOK 11133 PAGE 680

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W & I Ref: (cmw) Title No: 40263
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marlon Puryear 615 S. 14th Street Nashville, TN 37206	SAME

TAX MAP-PARCEL NUMBERS: 94-1-284.01 23W 12100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 45500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Mitchel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marlon Puryear, unmarried,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Shelby Village, No. 2, of record in Book 1835, page 48, said Register's Office.

SAID Lot No. 23 fronts 55.6 feet on the easterly side of South 14th Street and runs back between lines 110.6 feet on the southerly side line and 145.0 feet on the northerly side line to a broken line at the rear measuring 62.3 feet thereon.

BEING the same property conveyed to Edward F. Mitchel and wife, Hazel H. Mitchel, by deed from Virgie M. Rainey (now Floyd) and husband, James A. Floyd, of record in Book 6887, page 808, and Book 6915, page 480, said Register's Office, the said Hazel H. Mitchel having since died. Velma Mai Rogers has since conveyed all of her interest in subject property to Edward F. Mitchel by quitclaim deed of record in Book 8779, page 379, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 48, said Register's Office, which Plan shows a 25 foot minimum building setback line from South 14th Street and 10 and 5 foot foot easement for public utility purposes along the rear and southerly lines, respectively line(s).

This is improved property, known as: 613 S. 14th Street, Nashville, TN 37206

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of September, 1998.

Edward F. Mitchel

State of Tennessee
County of Davidson

On this 28th day of September, 1998, before me the undersigned authority, personally appeared **Edward F. Mitchel**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 45500.00

Affiant

Sworn and subscribed before me on the 28th day of September, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

98 SEP 30 PM 1:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7301 09/30 0101 03CHECK 179.35

0493997
IDENTIF. ▲ REFERENCE

WIdoc: Deed Wty—12/92

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	45500.00
CON TX	168.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	179.35
CHECK	179.35

09/30/98 01 13:19 0001 7301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493997
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 1:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 135260