THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

BOOK 11336 PAGE 493

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jose Chavez 115 Edgemeade Ave Madison, Tn 37115	Same as New Owner	Map 34-13 Parcel 56

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALLACE MITCHELL, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOSE CHAVEZ, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the West 160 feet of the South 195 feet of Lot No. 23 and the East 40 feet of the South 190 feet of Lot No. 22 on the Map of the Subdivision of the Edgemeade Farms as of record in Book 547, pages 89 and 90, Register's Office for said County. Said parts of said lots front 200 feet on the north side of Edgemeade Boulevard and run back between parallel lines 195 feet to a dead line.

BEING the same property conveyed to Wallace Mitchell by deed from Homer R. Ayers, Substitute Trustee, of record in Book 11256, page 169, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous deed of record.

The mailing address for the said property is 115 Edgemeade Avenue, Madison, TN 37115.

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, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as shown on the plan of record in Book 547, pages 89 and 90, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"	"GRANTEE"
Wallace Mitchell	Jose C Havez
WALLACE MITCHELL, a single man	JOSE CHAVEZ, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE MITCHELL, a single man and JOSE CHAVEZ, a single man, 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, at office, this the 8th day of February, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Jose C Havez
Affiant

Sworn to and subscribed before me, this the 8th day of February, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0547791

DENTIF. & REFERENCE

99FEB 10 PM 3:27

REGISTER
DAVIDSON COUNTY, TN.

4558 02/10 0101 03CHECK 221.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11336 PAGE 495

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0547794
IDENTIF. ↑ REFERENCE

99FEB 10 PM 3:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 221.90
CHECK 221.90

02/10/99 01 15:26 0001 455B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423843