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BOX 58

BOOK 11380 PG 181

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,600.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
March 19 99
Notary Public
3.03.02

SHARON E. CIKYNSKI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Dr., Suite 190, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary Beazley (NAME) | First American National Bank (NAME) | 83-14-355 |
| 1616 Shelby Avenue (ADDRESS) | First American Center (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37237 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mario Manuel Mitchell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Beazley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book No. 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J.T. Wood, a single person by deed from Laura P. Norton, a single person of record in Book 8619, page 204, Register's Office for Davidson County, Tennessee. *

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property devised to Mario Manuel Mitchell by Las Will and Testament of J.T. Wood a/k/a Jerome Thomas Wood, Probate Court of Davidson County, Tennessee, Docket No. 98P-166 Copy which is being recorded simultaneously herewith.

unimproved ( )
This is improved ( X ) property, known as 1616 Shelby Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 said GRANTEES, their 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 my hand this 6th day of March 19 99

X Mario Manuel Mitchell
Mario Manuel Mitchell

SWORN TO ME THIS DAY March 6, 1999

NOTARY PUBLIC

JAMES M. McCAFFERY
ATTORNEY / NOTARY
LA. BAR #17310
MY COMMISSION IS FOR LIFE &
IS VALID THROUGHOUT LOUISIANA

NOTARY SEAL OF LOUISIANA



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BOOK 11380 PG. 182

STATE OF ~~TENNESSEE~~ Louisiana
~~COUNTY OF WILLIAMSON~~ Parish of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mario Manuel Mitchell, Unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ LA, Tennessee, this 6th day of March 19 99.

Commission expires at death

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

JAMES M. McCAFFERY
ATTORNEY / NOTARY
LA. BAR #17,310
MY COMMISSION IS FOR LIFE &
IS VALID THROUGHOUT LOUISIANA

0559904

99 MAR 11 PM 3:29

Page 2 of 2

MAR 05 '99 12:51 615 371 8987 PAGE.08

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11380 PG. 183

| | | |
|---|---|---|
| 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 |

0559904

INSTR. # REFERENCE

99 MAR 11 PM 3:29

| | |
|---|---|
| CAMT | 58000.00 |
| CON TX | 214.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 225.60 |
| CHECK | 225.60 |

03/11/99 01 15:28 0001 7331

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1436473