OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11445 PG. 334

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00.

Rhonda L Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF April, 19 99

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 9-18-99

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rhonda L. Mitchell (NAME)	Flagstar Bank FSB (NAME)	Map 91-16
4509 Dakota Avenue (ADDRESS)	30400 Telegraph Road (ADDRESS)	Par. 145.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Bingham Farms, MI 48025 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, Vernon Lawrence, Executor, Estate of Janey L. Rice, deceased

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Rhonda L. Mitchell, a unmarried woman

hereinafter called the **GRANTEES**, their 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. 410 of Block 21 on the Plan of Charlotte Park Company's First Addition to West Nashville as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 410 fronts 50 feet on the southerly side of Dakota Ave., formerly 4th Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fred E. Rice and Wife, Janey L. Rice fro Lucien G. McPherson of record in Book 3927, page 639, Register's Office for Davidson County, Tennessee, the said Fred E. Rice having predeceased Janey L. Rice and the said Janey L. Rice having since died. The will of Janey L. Rice of record in Will Book 226, page 122, Davidson County Probate Court Clerk's Office, named Vernon Lawrence as Executor with the power to sell said property.

unimproved ( )
This is improved (X) property, known as 4509 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of April, 1999.

Vernon Lawrence Executor Estate of Janey L Rice

RECORDERS MEMO
~~LEGIBILITY~~ OF WRITING, ~~TYPING OF~~
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 11445 PG. 335

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vernon Lawrence, Executor, Estate of Janey L. Rice, deceased., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April, 1999.

My Commission expires:
9-18-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

6554 04/23 0101 03CHECK 373.60

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICKUP

99 APR 23 PM 3:23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

057797

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11445 PG. 336

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

0577997

IDENTIFICATION REFERENCE

99 APR 23 PM 3:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	373.60
CHECK	373.60

04/23/99 01 15:25 0001 6554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476494