BOOK 11492 PG. 829

PICK-UP

0591028

99 MAY 25 PM 1:10

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT # REFERENCE

This Instrument Prepared by:

GLENN S. MACBETH

ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Rita P. Mitchell
Donald F. Mitchell
3729 Westport Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map Number 48-00-0; Parcel Number 99.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, the undersigned, **ARCHIE L. POWELL** and wife, **DELORIS L. POWELL**, have bargained and sold and do hereby transfer and convey unto **RITA P. MITCHELL** and husband, **DONALD F. MITCHELL**, their heirs and assigns, forever, that certain property located and situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the southwesterly margin of Westport Drive at the easternmost corner of the property conveyed by Moore to Fleming by deed of record in Book 3136, page 16, Register's Office for said County, and running thence, along Fleming's southeasterly line, South 32° 45' West 298 feet to the original southwesterly boundary of the property conveyed by Thompson to Moore and described as Tract No. 1 in the deed of record in Book 2735, page 235, said Register's Office; thence, along said original line of Tract No. 1, South 52° 15' east 232 feet to a point; thence, continuing along said original line, South 43° 30' east 140 feet to a point; thence South 89° east 56 feet to a point; thence north 07° east 452 feet to the southerly margin of Westport Drive; thence, along said margin a distance of 193.6 feet in a westerly and northwesterly direction around a curve having a radius of 231.5 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Archie L. Powell and wife, Deloris L. Powell, by deed from Harold Glen Perry and wife, Mary W. Perry of record in Book 4425, page 341, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: **3729 Westport Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 20th day of May, 1999.

ARCHIE L. POWELL

DELORIS L. POWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Archie L. Powell and wife,Deloris L. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 20th day of May, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$176,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of May, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

0303 05/25 0101 03CHECK 662-20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11492 PG. 831

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

0591028

INSTRUMENT # REFERENCE

99 MAY 25 PM 1:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	176000.00
CON TX	651.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	662.20
CHECK	662.20

05/25/99 01 13:14 0001 0383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464970