WARRANTY DEED

BOOK 11588 PG. 366

MITCHELL-99747

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

Middle Tennessee Escrow Company
3401 West End Avenue, Suite 192W
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tadd S. Mitchell, unmarried	The Community Bank, Nashville	
(NAME)	(NAME)	
523 Fairfax Ave.	4205 Hillsboro Road, Ste. 101	104-11-O/124.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT E. SABEL, UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TADD S. MITCHELL, UNMARRIED hereinafter called the Grantees, their heirs and assigns, that 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. 1 of Block No. 5 on the plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County.

Said Lot No. 1, of Block No. 5, which is a corner lot, fronts 80 feet on the southerly margin of Fairfax Avenue and fronts 165 feet on the westerly margin of 28th Avenue, South, and extends back 87.6 feet on the southerly line and 165 feet on the westerly line to a point of intersection.

Being the same property conveyed to Robert E. Sabel by Quitclaim deed from 523 Fairfax Joint Venture of record in Book 8858, Page 718, Register's Office for Davidson County, Tennessee.

99 JUL 26 PM 4:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06159989

T135 07/29 0102 03CHTDK 795.40

unimproved ( )
This is improved (X) property, known as 523 Fairfax Ave., Nashville, Tennessee 37212

(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/our hand(s) this 23rd day of July, 1999.

Robert E. Sabel, unmarried

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Robert E. Sabel, unmarried , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1999.

My Commission Expires:

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 23rd day of July, 1999.

My Commission Expires _____

_____
Notary Public

RETURN TO:
Middle Tennessee Escrow Company
113 Hazel Path
Hendersonville, Tennessee 37075

3401 West End Avenue, Suite 192W
Nashville, TN 37023

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11588 PG. 368

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

06015989

IDENTIF. A REFERENCE

99 JUL 26 PM 4:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHK

	212000.00
CON TX	784.40
PRFEE	1.00
MORTG	5.00
CFEE	2.00
TOTAL	792.40
CHECK	792.40

07/26/99 09 17:02 0001 7135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495409