BOOK 11590 PG. 542

99 JUL 27 PM 2:23

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

06616558

IDENTIF. & REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8762

MAP/GROUP/PARCEL
061-14/012.00

NEW OWNER'S NAME AND ADDRESS:
E. Bruce and Ruth Mitchell
3815 Hutson Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Vivian H. Ferguson, hereinafter called Grantor, do hereby transfer and convey unto E. Bruce Mitchell and wife, Ruth Mitchell, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 172 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County.

SAID Lot No. 172 fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

The subject property is improved property commonly known as 3815 Hutson Avenue, Nashville, Tennessee.

BEING the same property conveyed to Maynard Ferguson and wife, Vivian H. Ferguson herein by deed of record in Book 2735, Page 145, Register's Office for Davidson County, Tennessee.

Maynard Ferguson is now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Vivian H. Ferguson
Vivian H. Ferguson

RETURNED TO BUYER AT CLOSE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Vivian H. Ferguson, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $44,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of July, 1999.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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DAVIDSON COUNTY, TN.

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CONT	44000.00
CO TX	162.80
PRFEE	1.00
MISC	8.00
CFEE	2.00
= TOTAL	173.80
CHECK	173.80

07/27/99 01 14:27 0001 7721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495986