40-A

BOOK 11093 PAGE 855

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26 DAY OF August, 19 98

Notary Public

My Commission Expires: 9/08/98
(AFFIX SEAL)

RE RECORD
BOOK 11707 PAGE 694

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210,
FRANKLIN, TENNESSEE 37064 (615) 591-1156

3112 10/16 0101 03CHECK 10.00

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Carlos Lee and wife, Nicole Lee 3799 East Ridge Drive Nashville, TN 37211	CTX Mortgage Company P.O. Box 199077 Dallas, TX 75219-9077	Map 148-6 Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **J. RANDALL MITCHELL AND WIFE, BESS W. CHITTY MITCHELL**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CARLOS LEE AND WIFE, NICOLE P. LEE**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 143 on the plan of Section Four, Haywood Acres, of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to , J. Randall Mitchell and wife, Bess W. Chitty Mitchell, by warranty deed from Stephen J. Parham and spouse, Ronnie S. Parker, of record in Book 8996, Page 785, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1998 and subsequent, a lien but not yet due and payable.

All matters of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 3075, page 160; Book 4562, page 415; and in Book 6218, page 208, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 3799 East Ridge Drive Nashville, TN 37211

*This document is being re-recorded for purposes of correcting the notary.

STATE OF TENNESSEE
DAVIDSON COUNTY
98 SEP -1 PM 4:15

0482750

RE-RECORD
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
99 OCT 18 PM 3:44

0617752

REFERENCE

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 person 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 28 day of August, 1998

J. Randall Mitchell
J. RANDALL MITCHELL

Bess W. Chitty Mitchell
BESS W. CHITTY MITCHELL

RE RECORD
BOOK 11707 PAGE 695

STATE OF TENNESSEE

COUNTY OF Davidson

Chitty Personally appeared before me, the undersigned authority, J. Randall Mitchell and Bess W. Mitchell, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 28 day of August, 1998.

Notary Public

My commission expires: 9/18/99