RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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PREPARED BY

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41268

06480055
... REFERENCE
99 OCT 19 PM 1:47
... REGISTER
... COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen A. Mitchell Karen Mitchell 4005 Sunnybrook Drive Nashville, TN 37205	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 130-03-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 596,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashby Q. Burks and spouse, Holly P. Burks,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen A. Mitchell and spouse, Karen Mitchell,** hereinafter called the **Grantee**, Grantee's 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. 29 and the easterly 55.3 feet of Lot No. 28 on the Map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Sunnybrook Drive, 55.3 feet west of the common corner of Lots 28 and 29; thence with the margin of said drive, easterly 200 feet to a concrete monument at the beginning of a curve in Sunnybrook Drive; thence around said curve, southeasterly 29.64 feet to a point in the westerly margin of said Drive, thence with said Drive, southwardly 281.7 feet to a point; thence north 84° 30' West 219.3 feet to a point; thence northerly 306 feet more or less to the beginning.

BEING the same property conveyed to Ashby Q. Burks and wife, Holly P. Burks by deed from Larry A. Painter and wife, Cynthia Rose Painter of record in Book 8219, Page 451, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 31, said Register's Office, which Plan shows a 70 foot minimum building setback line from Sunnybrook Drive along with a 40 foot minimum building setback line from Sunnybrook Drive, formerly known as Altamont Drive, and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4005 Sunnybrook Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 1999.

Ashby Q. Burks

Holly P. Burks

State of Tennessee
County of Davidson

On this 15th day of October, 1999, before me the undersigned authority, personally appeared **Ashby Q. Burks** and **Holly P. Burks**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

1425 10/19 0101 03CHECK 2216.20

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 596,000.00

Affiant

Sworn and subscribed before me on the 15th day of October, 1999.

Notary Public

My Commission Expires: 9-24-2001

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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0648055

CROSS REFERENCE

99OCT19 PM 1:47

REGISTER
DAVIDSON COUNTY, TN.

CAMT	596000.00
CON TX	2205.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2216.20
CHECK	2216.20

10/19/99 01 13:50 0001 1425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529233