This instrument prepared by
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 11737 PAGE 664

MAIL ENV.

06558883

NEW OWNER:

Michael D. Mitchell &
Kathryn S. Mitchell
543 McMurray Drive
Nashville, TN 37211

SEND TAX BILL TO:

Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

MAP & PARCEL:

161-7-44

98 SEP -9 PM 1:45

WARRANTY DEED

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, I, **Robert W. Eitniear,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael D. Mitchell and wife, Kathryn B. Mitchell**, hereinafter called the Grantees, their 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. 18 of McMurray Woods, Section 1, of record in Plat Book 2900, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Beulah Ann Rich Eitniear by Order of the Sixth Circuit Court for Davidson County, Tennessee, of record in Book 6102, page 88, Register's Office for Davidson County, Tennessee. Beulah Ann Rich Eitniear is now deceased and title is vested in Robert W. Eitniear under Last Will and Testament of Ann Eitniear Williams of record in Will Book 211, page 819, Probate Court of Davidson County, Tennessee. Beulah Ann Rich Eitniear and Ann Eitniear Williams are one and the same person.

Subject to the following restrictions and conditions:

1. 1999 taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 3098, page 639, said Register's Office.
3. All matters on the Plan of record in Book 2900, page 99, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on the Plan of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

5689 09/09/98 0101 03CHECK 593.75

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.

This improved property is known as: 543 McMurray Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 1ST DAY OF NOVEMBER, 1999 IN FRANKLIN, TENNESSEE.

ROBERT W. EITNIEAR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Robert W. Eitniear,** the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of November, 1999 in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $157,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 1st day of November, 1999, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-2-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0655883

99 NOV -9 PM 1:45

CAMT	
	157500.00
CON TX	582.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	593.75
CHECK	593.75

11/09/99 01 13:46 0001 9689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537402