99 NOV -9 PM 2:50

MAIL ENV.

0655941

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, Donald F. Mitchell and wife, Rita P. Mitchell, ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto Joe E. Trotter, and Rufus H. Williams, Sr., ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, page 60, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Donald F. Mitchell and wife, Rita P. Mitchell by Warranty Deed of Cedarwood Equity Corporation, dated July 1, 1983, and of record in Book 6090, page 403, Register's Office of Davidson County, Tennessee.

**This property is known as 151 Cedarwood Lane, Madison, TN 37115**

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantees, their heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantees that the Grantors are lawfully possessed of said land in fee simple, the Grantors have a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 5th day of November, 1999.

Donald F. Mitchell

Rita P. Mitchell

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

9752 11/09 0101 03CHECK 260.75

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

I, Notary Public in and for said county and state, do hereby certify that Donald F. Mitchell and wife, Rita P. Mitchell, personally appeared before me and is known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 5th day of November, 1999.

Martha Ann Beasley
Notary Public

My Commission Expires: _____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

**********

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $67,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joe E. Trotter
**Affiant**

Subscribed and sworn to before me this 5th day of November, 1999

Martha Ann Beasley
Notary Public

Commission Expiration: _____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

ABN AMRO Mortgage
P.O. Box 57068
Irvine, CA 92619-7068

PROPERTY ADDRESS:

151 Cedarwood Lane
Madison, TN 37115

MAP PARCEL NUMBER
43-2-A-151.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11737 PAGE 898

| | | |
|---|---|---|
| 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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| | |
|---|---|
| CAMT | 67500.00 |
| CON TX | 249.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 260.75 |
| CHECK | 260.75 |

11/09/99 01 14:51 0001 9752

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1537464