This instrument prepared by: Glenn E. Sager, Atty., 1321 Cheshire Dr., Nashville, Tn 37207

MAIL TO OWNER

WARRANTY DEED

Instr:200004100035957 Page: 1 OF 2
REC'D FOR REC 04/10/2000 2:24:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra F. Runnels	Owner	Map 72-14
(NAME) 1205 Chester Ave.	(NAME)	Par 66
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Art Wayne Mitvhell, a single person *have this day bargained and sold, and do hereby transfer and convey unto the said* Sandra F. Runnels *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Being Lots Nos. 115 and 116 on the Map of Chesterfield Place, of record in Book 332, page 147, Register's Office for Davidson County, Tennessee

Said Lots adjoin and front together 60 feet on the northerly side of Chester, formerly Chesterfield Avenue, and run back between parallel lines 132 feet to a dead line.

Being the same property conveyed, by warranty deed, to Art Wayne Mitchell and wife, Sarah Bilbrey C. Mitchell, having since died, from The Union Acceptance Corporation, a Tennessee Corporation, as of record in Book 3641, page 615, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 20,000.00
Subscribed and sworn to before me this the 10th *day of* April ~~,~~ 2000

Art Wayne Mitchell
Affiant

My commission expires: Sept. 29, 2001
(Affix Seal)

Notary Public

NOTARY PUBLIC TENN. SAGER DAVIDSON COUNTY

This is unimproved ( ) property, known as 1205 Chester Ave., Nashville, Tenn. 37206
improved ( ) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 10th *day of* April ~~,~~ 2000 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Art Wayne Mitchell
Art Wayne Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Glenn E. Sager, *a Notary Public in and for said County and State,* Art Wayne Mitchell, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 10th *day of* April, xx 2000

Notary Public

My Commission Expires: Sept. 29, 2001

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

WARANTY DEED

FROM
Art Wayne Mitchell

TO
Sandra F. Runnels