PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41554
Dav. Co. File: Box 8

Instr:200004190039190 Page: 1 OF 3
REC'D FOR REC 04/19/2000 12:59:08PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $170.57

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph A. Spicer Juanita M. Spicer 200 Noonan Court Nashville, TN 37206	Same

TAX MAP-PARCEL NUMBERS: 83-7-75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 46100.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Mitchel, Jr., and Jean Mitchel McMillan, Devisees under the Last Will and Testament of Edward F. Mitchel, Sr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph A. Spicer and spouse, Juanita M. Spicer,** 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. 4 on the Plan of McCarn Subdivision of record in Book 2854, page 121, Register's Office for said County.

SAID Lot No. 4 fronts 50.0 feet on the westerly margin of Washington Avenue and extends back between parallel lines 135.0 feet to a dead line.

BEING the same property conveyed to Edward F. Mitchel and wife, Hazel H. Mitchel by deed from Kenneth K. Ogle and wife, Jacqueline C. Ogle of record in Book 5574, page 995, Register's Office for said County. Hazel H. Mitchel has since died, thereby leaving Edward F. Mitchel as surviving tenant by the entirety. By Quitclaim deed of record in Book 8779, page 391, Register's office for Davidson County, Tennessee, Velma Mai Rogers Mitchel conveyed all of her interest in subject property to Edward F. Michel, thereby satisfying the terms of the Divorce Decree in Case No. 92D2904 of record in the Circuit Court Clerks Office for Davidson County, Tennessee. Edward F. Mitchel has since died, unmarried and Testate by will of record in Will Book 233, page 607, Probate Court Clerks Office for Davidson County, Tennessee. The said Edward F. Mitchel devised subject property to Edward F. Mitchel, Jr. and Jean Mitchel McMillan said probate

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 2854, Page 121, said Register's Office, which Plan shows a 30 foot minimum building setback line from Washington Avenue and 10 foot easement for public utility purposes along the rear line(s); Restrictive covenants of record in Book 3129, page 458, said Register's Office.

This instrument is executed on behalf of by Edward F. Mitchel, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 809 Washington Avenue, Nashville, TN 37206

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 18th day of April, 2000.

Edward F. Mitchel, Jr., Devisee

Jean Mitchel McMillan, Devisee
By: Edward F. Mitchel, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of April, 2000, before me the undersigned authority, personally appeared Edward F. Mitchel, Jr., 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 46100.00

Affiant

Sworn and subscribed before me on the 18th day of April, 2000.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward Mitchel, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jean Mitchel McMillan**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of April, 2000.

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Edward F. Mitchel, Jr., and Jean Mitchel McMillan, Devisees under the Last Will and Testament of Edward F. Mitchel, Sr.

TO: Joseph A. Spicer and Juanita M. Spicer

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Edward F. Mitchel, Jr.

Edward F. Mitchel, Jr., Affiant

Sworn to and subscribed before me this

18th day of April, 1900.

Notary Public

My Commission Expires:_____

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