File Box 9B
First Title & Escrow Co., Inc.
#17214

Instr:200005170049545 Page: 1 OF 2
REC'D FOR REC 05/17/2000 10:37:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.50

WARRANTY DEED

MCMULLEN-H00099

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF May, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~THIS INSTRUMENT WAS PREPARED BY:~~
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

My Commission Expires SEPT. 23, 2000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Austin L. McMullen and wife, Kelly M. McMullen	Southeastern Mortgage of Tennessee	118-13-139
(NAME)	(NAME)	
4006 Lealand Lane	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TADD S. MITCHELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AUSTIN L. MCMULLEN AND WIFE, KELLY M. MCMULLEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of Lipscomb Heights, of record in Book 2083, page 61, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot fronts 100 feet on the easterly side of Lealand Lane and runs back parallel lines, 250 feet to a dead line.

BEING the same property conveyed to Tadd S. Mitchell by Deed from Paul Weston Wilcox, Elizabeth Lynn Wilcox Maycroft, Lisa Grace Wilcox Mitchell, Leslie Joy Wilcox Binkley, and Walter H. Crouch, Executor of the Grace S. Wilcox-Mullen Estate of record in Book 11704, Page 33, said Register's Office.

This conveyance is subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 6298, Page 877, Book 3345, Page 74, Book 2438, Page 391; and (3) All mattes appearing on the Plan of record in Plat Book 2083, Page 61, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4006 Lealand Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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

Witness my/our hand(s) this 15th day of May, 2000.

Tadd S. Mitchell, Unmarried

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Sr, a Notary Public in and for said County and State, the within named Tadd S. Mitchell, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2000.

My Commission Expires: 9/9/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

George R. Woods Sr
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of May, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075