THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Instr:200006250084227 Page: 1 OF 2
REC'D FOR REC 08/25/2000 2:33:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $421.80

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wallace M. Mitchell 2682 Hwy. 41 S. Springfield, TN 37172	Same as New Owner	Map 34-5 Parcel 7 Field Book GO 04581

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDWIN L. RICE and wife, LILLIAN C. RICE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WALLACE M. MITCHELL, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of Lot No. 39 on the Map of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the center line of Alta Loma Drive, 101 feet west of the westerly line of the L & N Railroad right of way; thence with said Drive, North 80 deg. 30 min. Wet 115 feet to a point; thence, North 4 deg. 25 min. East 675 feet more or less to a point; thence, South 62 deg. 15 min. East 113 feet to a point which is North 62 deg. 15 min. West 88.5 feet from the westerly line of said L & N Railroad right of way; thence, South 4 deg. 53 min. West 645 feet more or less to the beginning.

BEING the same property conveyed to Edwin L. Rice and wife, Lillian C. Rice, by deed from William I. Sharber and wife Thelma H. Sharber, of record in Book 8524, page 23, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 305 Alta Loma Road, Goodlettsville, TN 37072.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 421, page 44, said Register's Office.

3. Subject to Easement for Storm Sewers and/or Sanitary Sewers to the Metropolitan Government of Nashville and Davidson County of record in Book 5699, page 707, said Register's Office.

4. Subject to the right of way of the L & N Railroad.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Edwin L Rice
EDWIN L. RICE

Lillian C. Rice
LILLIAN C. RICE

"GRANTEE"

Wallace M. Mitchell
WALLACE M. MITCHELL, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN L. RICE and wife, LILLIAN C. RICE, and WALLACE M. MITCHELL, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of August, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Wallace Mitchell
Affiant

Sworn to and subscribed before me, this the 24th day of August, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001