Davidson County DEEDWARR
Recvd: 09/06/00 09:35 2pgs
Fees:11.00 Taxes:362.60
20000906-0087879

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wallace Mitchell 2682 Hwy. 41 S. Springfield, TN 37172	Same as New Owner	Map 34-3 Parcel 35 Field Book 10D 42770

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, CLAUDINE NEELY STERRY, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto WALLACE 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:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of Shepherd Hills, Section No. I as of record in Book 2331, page 46, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at a point in the easterly margin of Shepherd Hills Drive at the corner of Lots 22 and 23; thence with the margin of said Drive southerly 178.67 feet to a point at the beginning of a curve; thence around said curve in an easterly direction 32.1 feet to a concrete monument in the northerly margin of a 50-foot unnamed Street; thence with said Street easterly 220 feet to a concrete monument; thence northerly along the rear line of Lot 22, 222.8 feet to a corner of Lots 22 and 23; thence westerly along the line between said lots 180.6 feet to the point of beginning.

BEING the same property conveyed to Leonard Ralph Sterry, Sr. and wife, Claudine Neely Sterry, by deed from Carl Ray Holland, Delores M. Holland, Lorene G. Holland and Myrtle Holland, as the only heirs at law of J. R. Holland, of record in Book 7894, page 777, Register's Office for Davidson County, Tennessee. And, the said Leonard Ralph Sterry, Sr. died, testate, on August 20, 1998, at which time the property became vested in his surviving spouse, Claudine Neely Sterry, in fee simple.

By her signature hereto, Claudine Neely Sterry represents and warrants that all debts and obligations owing by Leonard Ralph Sterry, Sr. during his lifetime or by reason of his death, have been fully paid and satisfied.

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 119 Shepherd Hills Drive, Madison, TN 37115.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am 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 2331, page 46, said Register's Office.

3. Subject to Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5589, page 787, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

"GRANTOR"

Claudine Neely Sterry
CLAUDINE NEELY STERRY, a single woman

"GRANTEE"

Wallace Mitchell
WALLACE 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, CLAUDINE NEELY STERRY, a single woman and WALLACE 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 1st day of September, 2000.

NOTARY PUBLIC

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 $98,000.00.

Wallace Mitchell
Affiant

Sworn to and subscribed before me, this the 1st day of September, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001