THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Maggie S. Mitchell	**SAME**	**83-7-75**
809 Washington Avenue		
Nashville, TN 37206		

Davidson County DEEDWARR
Recvd: 10/10/00 10:13 2pgs
Fees:11.00 Taxes:207.20

20001010-0100439

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $56,000.00.

Maggie S. Mitchell
Affiant

Subscribed to and sworn before me this 6th day of Octber, 2000.

Notary Public

My Commission Expires: 9/28/04

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joseph A. Spicer and spouse, Juanita M. Spicer**, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said **Maggie S. Mitchell**, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> 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 Joseph A. Spicer and spouse, Juanita M. Spicer, by deed from Edward F. Mitchel and Jean Mitchel McMillan, Devisees under the Last Will and Testament of Edward F. Mitchel, Sr., of record as Instrument No. 200004190039190, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. We covenant with the said Grantee 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her 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 gender.

Witness my hand this 6th day of October, 2000.

SELLERS

By: _____
Joseph A. Spicer

By: _____
Juanita M. Spicer

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph A. Spicer and spouse Juanita M. Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 6th day of October, 2000.

_____
Notary Public

My Commission Expires: 9/25/04