This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Gregory W. Toedter & Dwight W. Toedter
315 Melpar Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 11/16/00 08:39 2pgs
Fees:11.00 Taxes:296.00
20001116-0113423

WARRANTY DEED

(Map Number 148-13-0; Parcel Number 035.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **EARL T. MITCHELL** and wife, **NADIA B. MITCHELL**, have bargained and sold and do hereby transfer and convey unto **DWIGHT W. TOEDTER, a married person, and GREGORY W. TOEDTER, an unmarried person**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being lot No. 75 on the Plan of LOCUSTWOOD, SECTION III, as of record in Book 2663, page 29, Register's Office for said County, and described as follows, to-wit:
>
> BEGINNING at a point in the southeasterly margin of Melpar Drive at the corner of Lots Nos. 75 and 76; thence with the line between said lots, southeasterly 166.2 feet to the line of Lot No. 74; thence with the line between Lots Nos. 74 and 75, southwesterly 168.8 feet to the margin of Cedar Hill Road; thence with the margin of the same, northwesterly 95 feet to the beginning of a curve; thence around said curve, northerly 39.27 feet to the margin of Melpar Drive; thence with the margin of same, northeasterly 100 feet to the point of beginning.
>
> BEING the same property conveyed to Earl T. Mitchell and wife, Nadia B. Mitchell, by deed from M.T. Melvin and wife, Mary S. Melvin, by deed of record in Book 2737, page 421, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2663, page 29, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **315 Melpar Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 14th day of November, 2000.

EARL T. MITCHELL

NADIA B. MITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Earl T. Mitchell and wife, Nadia B. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 14th day of November, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$80,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of November, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE