WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/01 10:14 2pgs
Fees:11.00 Taxes:536.50

20010104-0001255

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

William O. Treanor, IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2000

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM O. TREANOR, IV (NAME)	JEFFERSON HERITAGE MORTGAGE (NAME)	102-8-54
836 HILLWOOD BOULEVARD (ADDRESS)	15435 CLAYTON RD., P.O. BOX 17 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BALLWIN, MO 63022-0017 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT N. MITCHELL AND DENISE MITCHELL AND DIANA TOEDTER AND CHRISTOPHER PEERY MITCHELL , **HEIRS AT LAW OF ROBERT M. MITCHELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM O. TREANOR, IV, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 53, on the Plan of HORTON HEIGHTS, SECTION 7, of record in Book 2133, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to ROBERT M. MITCHELL AND WIFE, SUE PERRY MITCHELL, by deed from Karen M. West, A Widow, of record in Book 2196, page 105, Register's Office for DAVIDSON County, Tennessee. The said SUE PERRY MITCHELL a/k/a SUE P. MITCHELL predeceased ROBERT M. MITCHELL. ROBERT M. MITCHELL having since died leaving as his heirs at law, ROBERT N. MITCHELL DENISE MITCHELL, DIANA TOEDTER, AND CHRISTOPER PEERY MITCHELL.

This instrument is executed on behalf of DENISE MITCHELL, by ROBERT N. MITCHELL, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated November 16, 2000, made by: LESLIE FLOWERS, License No. 1659

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 836 HILLWOOD BOULEVARD, NASHVILLE, TN 37209
(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 our hand s this 29th day of December, 2000

Robt N. Mitchell
ROBERT N. MITCHELL

Denise Mitchell
DENISE MITCHELL
BY: Robt N. Mitchell
ROBERT N. MITCHELL, ATTORNEY-IN-FACT

Diana Toedter
DIANA TOEDTER

Christopher Peery Mitchell
CHRISTOPHER PEERY MITCHELL

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, **THE UNDERSIGNED**, a Notary Public in and for said County and State, the within named **ROBERT N. MITCHELL AND DIANA TOEDTER AND CHRISTOPHER PEERY MITCHELL**

the bargainor **S** 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 and official seal at **NASHVILLE**, Tennessee, this **29TH** day of **DECEMBER, XX 2000**

Commission expires **MAY 27, 2001**

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT N. MITCHELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of DENISE MITCHELL, as her Attorney-in-Fact, as the free act and deed of the within named DENISE MITCHELL.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of DECEMBER, 2000.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001