WARRANTY DEED

HANNON-H00336

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2001.

GEORGE R. WOOD NOTARY PUBLIC AT LARGE SUMNER COUNTY EXPIRES OCT. 9, 2002

Notary Public

MY COMMISSION EXPIRES: 10/9/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert C. Hannon and wife, Ivey L. Hannon	Same	104-11-124
(NAME)	(NAME)	
523 Fairfax Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TADD S. MITCHELL, MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT C. HANNON AND WIFE, IVEY L. HANNON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 of Block No. 5 on the plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County.

Said Lot No. 1, of Block No. 5, which is a corner lot, fronts 80 feet on the southerly margin of Fairfax Avenue and fronts 165 feet on the westerly margin of 28th Avenue, South and extends back 87.6 feet on the southerly line and 165 feet on the westerly line to a point of intersection.

Being the same property conveyed to Tadd S. Mitchell, Unmarried by Deed from Robert Edward Sabel of record in Book 11588, page 366, and Re-record in Book 11617, page 509, said Register's Office.

Said Lauren Jeter, spouse of Tadd S. Mitchell, joins in this conveyance to convey any and all marital interest she may have to said property.

This is improved (X) property, known as 523 Fairfax Avenue, Nashville, Tennessee

unimproved ( ) (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 my/our hand(s) this 11th day of January, 2001.

Tadd S. Mitchell, married man

Lauren Jeter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tadd S. Mitchell, married man , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 2001.

My Commission Expires:

Notary Public

Davidson County DEEDWARR
Recvd: 01/24/01 13:20 2pgs
Fees:11.00 Taxes:1128.50

20010124-0007341

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tadd S. Mitchell and wife, Lauren Jeter, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of January, 2001.

My Commission Expires: 10/9/2002 George R Woods Jr

Notary Public

GEORGE R. WOODS, SR.
NOTARY PUBLIC AT LARGE
EXPIRES: OCT. 9, 2002
SUMNER COUNTY, TENN

After recording return to:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 HAZEL PATH, SOUTHALL BUILDING
HENDERSONVILLE, TN 37075
(615) 264-8727