Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1010

Davidson County DEEDWARR
Recvd: 01/30/01 15:11 2pgs
Fees:11.00 Taxes:528.63
20010130-0009195

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Brian P. Beathard, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Rendrick Mitchell, and spouse, Andrea Mitchell, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being the Easterly 50 feet of Lot No. 82 on the Plan of Waverly Place, of record in Plat Book 57, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 82 fronts 50 feet on the northerly side of (South) Douglas Avenue and runs back between parallel lines 263.8 feet on the easterly line and 265.2 feet, more or less, on the westerly line and 265.2 feet, more or less on the westerly line, to an alley.

Being the same property conveyed to Brian P. Beathard, unmarried by deed of record in Book 11521, Page 994, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 938 South Douglas Avenue, Nashville TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of January, 2001

Brian P. Beathard

State of Tennessee )
County of Davidson )

On this 29th day of January, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian P. Beathard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,900.00.

Affiant

Sworn and subscribed before me on this the 29th day of January, 2001.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
Rendrick Mitchell
938 South Douglas Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT: SAME

TAX MAP-PARCEL #:
105-13-266