WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BONNIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Deharde (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 21-4
3443 Binkley Road (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCELS 3 & 8
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, George E. Mitchell and wife, Nancy P. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Deharde and wife, Richelle Deharde

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:

TRACT: 1
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Feltswood Subdivision, Section 1, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 9 fronts 150 feet on the Southerly side of Binkley Road and extends back 270 feet on the Easterly line and 250 feet on the Westerly line to a dead line in the rear measuring 200.31 feet thereon.

Being the same property conveyed to George E. Mitchell and wife, Nancy P. Mitchell by deed from Milton E. Proctor and wife, Dorothy Proctor, of record in Book 5289, Page 621, Register's Office for Davidson County, Tennessee.

TRACT: 2 A tract of land in the 2nd Civil District, formerly the 14th Civil District of Metropolitan Nashville, Davidson County, Tennessee, lying South of Lot 9, Section 1, Feltswood Subdivision, of record in Book 3700, page 13, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Beginning at an iron pin, the southeast corner of said Lot 9, said concrete monument also being a common corner with Lot 10; thence S 9 deg. 51' 44" a distance of 261.65' to an iron pin on the north margin of a proposed 50' road; thence, along the north margin of said proposed road, westerly with a curve to the left having a radius of 1,933.11' and a central angle of 2 deg. 28' 15" (and a chord bearing and distance of N 81 deg. 22' 54" W, 83.36') a distance of 83.36' to an iron pin; thence, N. 82 deg. 36' 31" W, a distance of 95.00' to an iron pin; thence, with a curve to the right having a radius of 897.81'

CONTINUED

unimproved ( )
This is improved (X) property, known as 3443 Binkley Road, Joelton, TN 37080
(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 23rd day of February, 2001

George E. Mitchell

Nancy P. Mitchell

Davidson County DEEDWARR
Recvd: 02/27/01 10:30 3pgs
Fees:15.00 Taxes:517.63

20010227-0018019

LEGAL DESCRIPTION CONTINUATION

and a central angle of 0 deg. 40' 01" (and a chord bearing and distance of N 82 deg. 16' 34" E, 10.45') a distance of 10.45' to an iron pin; thence, N 8 deg. 03' 30" E, a distance of 225.78' to an iron pin at the southwest corner of Lot 9 and the southeast corner of Lot 8, Section 1, Feltswood Subdivision; thence, N 87 deg. 40' 39" E., a distance of 200.31' with the south line of Lot 9, to the point of beginning and containing 46,814.6 sq. ft. or 1.075 acres according to a survey by Theodore W. Martin, Jr. dated 1-19-82.

Being the same property conveyed to George E. Mitchell and wife, Nancy P. Mitchell by deed from McDowell Development Corporation, a Tennessee Corporation, of record in Book 5858, Page 283, Register's Office for Davidson County, Tennessee.

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 George E. Mitchell and wife, Nancy P. 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 Goodlettsville, Tennessee, this 23rd day of February

Commission expires 2-25-03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public