WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/01 14:37 3pgs
Fees:15.02 Taxes:740.00

20010302-0019929

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Jimmy R. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 20 01

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Mitchell (NAME)	Same as New Owners (NAME)	MAP 51-8
1013 Gallatin Rd. South (ADDRESS)	(ADDRESS)	PARCEL 179
Nashville, TN 37115 (CITY) (STATE) (ZIP)	(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, Patricia E. Wall and spouse, Nathan Wall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy R. Mitchell and wife, Nancy C. Mitchell

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 part of Lot No. 3 on the Map showing subdivision of Lots No. 2 and 5 of Montague Subdivision, of record in Book 421, Page 192, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner and Sumner, Inc., dtaed January 12, 1966, as follows:

BEGINNING at a point in the easterly margin of Gallatin Road, being the southwesterly corner of the property conveyed to Robert F. Oakley and Carl E. Watts by deed from A. Ray Williamson and wife, Elynor S. Williamson of record in Book 2651, Page 417, Register's Office for Davidson County, Tennessee; thence along said margin of Gallatin Road, N. 30 deg. 0'E. 72.00 feet to a point; thence S 60 deg. 0'E. 192.0 feet to a point; thence S 30 deg. 0' W. 72.0 feet to a point; thence N. 60 deg. 0' W. 192.0 feet to the point of beginning.

Being the same property conveyed to Patricia E. Wall by Warranty Deed from Robert F. Oakley and wife, Robin Oakley and Carl E. Watts and wife, Helen Watts, which deed is dated June 29, 1994 and recorded in Book 9397, Page 989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RIGHTS OF THOSE PROPERTY OWNERS SOUTH OF AND ADJACENT TO HEREIN DESCRIBED PROPERTY DUE TO ENCROACHMENT OF A WALL AS

CONTINUED

unimproved ( )
This is improved (X) property, known as 1011 Gallatin Rd., South, Madison, TN 37115
(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 hand this 2nd day of March 20 01

Patricia E. Wall
Patricia E. Wall

Nathan Wall
Nathan Wall

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 Patricia E. Wall and spouse, Nathan Wall

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of March 19 2002

Commission expires March 23, 2002

Diane L. [illegible]
Notary Public

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

SHOWN BY SURVEY BY BARGE, WAGGONER AND SUMNER, INC., DATED JANUARY 12, 1966.

THIS CONVEYANCE IS FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAN OF MONTAGUE SUBDIVISION OF RECORD IN BOOK 421, PAGE 192, SAID REGISTER'S OFFICE.