WARRANTY DEED

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires
May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Lonnie B Falls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF April, 2001.

Tracy L Love
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie B. Falls (NAME)	Union Planters Mortgage (NAME)	MAP 81
1407 Scovel Street (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	GROUP 16
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Cordova, Tennessee 38018 (CITY) (STATE) (ZIP)	PARCEL 333

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, Ralph E. Mitchell and Reavis Lee Mitchell, Jr. and Cheryl Guess and Deborah Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie B. Falls and wife, Reba L. Falls

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. 36 in McGavock and Wetmore's 2nd Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the southerly side of Scovel, formerly Madison Street and extends back southerly between parallel lines 150 feet to an alley.

Being the same property conveyed to Reavis Lee Mitchell and wife, Thelma Ann Mitchell by Quitclaim Deed from Cornelia Mitchell of record in Book 10879, page 456, said Register's Office. The said Reavis Lee Mitchell and wife, Thelma Ann Mitchell having since died. The Will of Thelma Ann Mitchell of record in Will Book 233, page 265, Davidson County Probate Court Clerk's Office, devised the subject property to Ralph E. Mitchell, Reavis Lee Mitchell, Jr. Deborah Gardner and Cheryl Guess.

Davidson County DEEDWARR
Recvd: 04/16/01 13:50 2pgs
Fees:11.00 Taxes:251.23

20010416-0036801

unimproved ( )
This is improved (X) property, known as 1407 Scovel Street, Nashville, Tennessee 37208
(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 hands this 3rd day of April 2001

Ralph E. Mitchell

Cheryl Guess by Deborah Gardner Attorney-in-fact

Reavis Lee Mitchell, Jr.

Deborah Gardner

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 Ralph E. Mitchell and Reavis Lee Mitchell, Jr. and Deborah Gardner

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 3rd day of April, 2001.

Commission expires _____

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____, _____.

My commission expires _____

Notary Public

My Commission Expires May 26, 2002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Reavis Lee Mitchell, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "Attorney-in-Fact" of Cheryl Guess and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 3rd day of April 2001.

My commission expires:

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires May 26, 2002