28B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/01 16:33 2pgs
Fees:11.00 Taxes:344.10
20010524-0054479

SHIRLEY ROSSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 18th DAY OF May 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-24-01

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Ethan F. Mitchell and wife, Alea Danielle Mitchell	Union Planters Bank	Map 90-16 Parcel 182
509 Achievement Dr.	P.O. Box 2127	
Nashville, TN 37209	Memphis, TN 38101	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Owen Smith, Lawson Wayne Smith, and Barbara Ann Hedgepath, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ethan F. Mitchell and wife, Alea Danielle Mitchell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 515 on the Plan of Charlotte Park, Section 7, as of record in Book 2663, page 122, Register's Office for said County.

Said Lot No. 515 fronts 65 feet on the westerly side of Achievement Drive and runs back 153.7 feet on the northerly line and 146 feet on the southerly line to a dead line on which it measures 92 feet.

Being the same property conveyed to James Owen Smith, Lawson Wayne Smith, and Barbara Ann Hedgepath by the Last Will and Testament of Owen Wayne Smith of record as Instrument No. 20010220-0015605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a ten-foot easement for public utilities along rear of premises; a 35-foot building setback line from Achievement Drive, as shown on plan in Book 2663, page 122, said Register's Office.

This is the same description as in the previous deed.

Owen Wayne Smith and O. W. Smith is one and the same person.

This is improved property known as **509 Achievement Dr., Nashville, Tennessee 37209.**

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 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 / or any encumberances of record; 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 hands this 18 day of May 2001.

James Owen Smith by Philip Hedgepath ATTORNEY IN FACT
James Owen Smith, by Philip Hedgepath Attorney in fact - Seller

Lawson Wayne Smith by Philip Hedgepath ATTORNEY IN FACT
Lawson Wayne Smith, by Philip Hedgepath Attorney in fact - Seller

Barbara Ann Hedgepath by Philip Hedgepath ATTORNEY IN FACT
Barbara Ann Hedgepath, by Philip Hedgepath Attorney in fact - Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18 day of May 2001, before me personally appeared Philip Hedgepath, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Owen Smith acknowledged that such person executed the same as the free act and deed of James Owen Smith.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of May 2001.

NOTARY PUBLIC

SHIRLEY ROBSON NOTARY PUBLIC AT LARGE WILSON CO. TN

My commission expires: 6.24.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18 day of May 2001, before me personally appeared Philip Hedgepath, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lawson Wayne Smith acknowledged that such person executed the same as the free act and deed of Lawson Wayne Smith.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of May 2001.

NOTARY PUBLIC

SHIRLEY ROBSON NOTARY PUBLIC AT LARGE WILSON CO. TN

My commission expires: 6.24.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18 day of May 2001, before me personally appeared Philip Hedgepath, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Barbara Ann Hedgepath acknowledged that such person executed the same as the free act and deed of Barbara Ann Hedgepath.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of May 2001.

NOTARY PUBLIC

SHIRLEY ROBSON NOTARY PUBLIC AT LARGE WILSON CO. TN

My commission expires: 6-24-01