Davidson County DEEDWARR
Recvd: 08/07/01 14:07 2pgs
Fees:13.00 Taxes:599.40
20010807-0084800

BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth W. Mitchell 2825 Columbine Place Nashville, TN 37204	New Owner 2825 Columbine Place Nashville, TN 37204	Map 118-11 Parcel 69
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY TWO THOUSAND and NO/100 ($162,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LEIGH ANN MARTIN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KENNETH W. MITCHELL, unmarried and JANICE S. ROBINSON, unmarried, as tenants in common with the right of survivorship,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 30 of Block "D" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 30 fronts 75 feet on the west side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Leigh Ann Martin, unmarried, by deed from Earline Roberts, Joyce Binkley and Maxine Latimer, as of record in Book 9534, page 768, Register's Office for Davidson County, Tennessee.

This is improved property known as 2825 Columbine Place, Nashville, TN 37204.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 1130, page 36; subject to Deed of record in Book 7537, page 658, which deed shows that a survey of T.R. Sanford, Surveyor, dated May 17, 1963, discloses that a building is built within the bounds of the 10-foot easement on the rear line and on the south line of the lot, and also the driveway serving the land in question is built within the bounds of the 10-foot easement on the south side line of the lot; and the house on the land in question also encroaches onto the 10-foot easement on the south side line of the lot; both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for

lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee her proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 13th day of July, 2001.

Leigh Ann Martin

LEIGH ANN MARTIN

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public, Leigh Ann Martin, 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 seal, this 13th day of July, 2001.

Jane Grazer

Notary Public

My Commission Expires: 9/22/2002

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration for this transfer is $162,000.00.

Lucia H. Reavis

AFFIANT

Subscribed and sworn to before me, this 13th day of July, 2001.

Jane Grazer

NOTARY PUBLIC

My Commission Expires: 9/22/2002

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE