40A

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Rachel R. Cone and Terrance E. Majors
1126 Waggoner Ct. W
Nashville, Tennessee 37214

MORTGAGEE:
CTX MORTGAGE COMPANY
P. O. Box 199114
Dallas, TX 75219-9114

Davidson County DEEDWARR
Recvd: 08/20/01 15:52 2pgs
Fees:13.00 Taxes:390.35
20010820-0089778

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 108-3
PARCEL 129
3D-91381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gregory J. Mitchell, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rachel R. Cone and Terrance E. Majors, both unmarried, as joint tenants with right of survivorship, 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:

> BEING Lot No. 139A, on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Plat Book 6250, Page 489, and as amended in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gregory J. Mitchell, a single person , by deed from Lynda Lane, a single person of record in INST: 200004070035039, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6555, Page 576, and such easements and setback lines of record in Plat Book 6250, Page 489, and as amended in Book 6250, Pages570 and 571, said Register's Office. Deeds of conveyance to Metropolitan Government for Nashville/Davidson County, of record in Book 7748, Pages 488 and 436, said Register's Office.

Taxes for 2001 have been pro-rated and assumed by Grantees.

Phil Dildine executed this instrument on behalf of Gregory J. Mitchell pursuant to a Power of Attorney which is being placed of record currently herewith. (20010820-0089778)

This is improved property known as 1126 Waggoner Ct. W, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rachel R. Cone and Terrance E. Majors, both unmarried, their heirs and assigns, forever; and I, Gregory J. Mitchell, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of August, 2001.

Gregory J. Mitchell By P.D.

Gregory J. Mitchell,
By Phil Dildine, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Phil Dildine with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 the maker, or a constituent of the maker, and is authorized by the maker, or 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 the 17th day of August, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,500.00.

Frieda W Carroll
AFFIANT

Subscribed and sworn to before me this 17th day of August, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

NOTARY PUBLIC AT LARGE