FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Jane C. Grams 5106 Annesway Drive Nashville, TN 37205	Same	Map: 116.02-B Parcel: 30

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas H. Mitchell, Jr.**, (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Jane C. Grams** (the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 35 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at Page 926), as amended by Surveyor's Certificate of Correction, of record in book 9854, page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description

Being the same property conveyed to Thomas H. Mitchell, Jr. by deed of H. G. Hill Realty Company of record in Book 9866, page 801, Register's Office for Davidson County, Tennessee.

This is improved property known as 5106 Annesway Drive, Nashville, Davidson County, Tennessee 37205

Davidson County DEEDWARR
Recvd: 09/17/01 12:03 2pgs
Fees:13.00 Taxes:2941.50
20010917-0100425

This conveyance is subject to the following:

1. Taxes for 2001 and subsequent years.

2. Declaration of Protective Covenants, Conditions and Restrictions for Hill Place of record in Book 9645, page 85, as amended in Book 9658, page 19, Book 10872, page 520 and Book 11548, page 57, Register's Office for Davidson County, Tennessee.

3. All matters shown on the referenced subdivision plat.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Betty W. Mitchell, spouse of Thomas H. Mitchell, Jr. joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, the undersigned have executed this General Warranty Deed as of September 17, 2001.

Thomas H. Mitchell

Thomas H. Mitchell, Jr.

Betty W. Mitchell

Betty W. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas H. Mitchell, Jr. and wife Betty W. Mitchell**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 17th day of September, 2001.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Jane C. Grams
Affiant

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

Patty J. Welch
Notary Public

My commission expires: 9/29/01

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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My Commission Expires SEPT. 29, 2001