WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Kimberly A. Baer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of June, 2001

Carol Blair
Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Mitchell, Jr.	Charles B. Mitchell, Jr.	Map 128-124 and Map 114-251
(NAME)	(NAME)	
Charlotte Avenue	5605 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	LaVergne, Tennessee 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ida M. Pratt**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles B. Mitchell, Jr.** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land located in the 23rd Councilmanic Destrict of Davidson County, Tennessee and located on the south side of Charlotte Pike (U.S. Highway 70) and being more particularly described in survey by Southern States Survey, Inc. (October 1, 1999 by Randall A. Mercier, TLN 1974) and being the property conveyed to Ida Pratt by deeds of record in Deed Book 8666, Page 277 and deed book 9509, Page 93 in the Register's Office of Davidson County, Tennessee, described as follows on attached Exhibit A.

Subject to easement of record in book 5638 page 239 of the Register's Office for Davidson County, Tennessee; Subject to a means of Ingress and egress. Subject to Tax Lien / Judgment as set out in Book 8571, Page 746 of the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/02/01 15:31 3pgs
Fees:11.00 Taxes:37.00
[redacted]
20010702-0069915

This is unimproved (xxx)

improved( ) property, known as Charlotte Avenue Nashville TN 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 25th Day of June, 2001.

Ida M. Pratt by Kimberly A. Baer

Ida M. Pratt

This instrument is being re-recorded for the purpose of adding the complete legal description. A portion of the legal description was inadvertently omitted from the original recording.

Davidson County DEEDWARR
Recvd: 09/25/01 09:54 5pgs
Fees:22.00 Taxes:0.00
20010925-0103392

RE-RECORD

P.A. Receipt: Free Printing Print Time: 9/20/01 8:53:37 AM Instr. No: 200107020069915 P.A. Customer: CERTIFIED COPY

STATE OF TENNESSEE COUNTY OF WILLIAMSON

On this the 25th day of June, 2001 before me personally appeared James Pratt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact for Ina Mae Pratt, and is authorized by him/her to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office 25 day of June, 2001.

My Commission Expires: 1/26/05

Notary Public



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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Legal Description.
For
Ida Pratt

A tract or parcel of land located in the 23rd Councilmanic District of Davidson County. Tennessee and located on the south side of Charlotte Pike (U.S. Highway 70) and being more particularly described as follows

Beginning on a Tennessee Department of Transportation concrete right-of-way (r.o.w.) monument located in the southerly margin (r.o.w. varies) of Charlotte Pike and being the northwest corner of this described tract and the northeast corner of I.C. Cherry as recorded in deed book 1414, page 291, Recorders Office of Davidson County (RODC);

Thence with the south r.o.w. of said highway and the north boundary of this parcel. North 41 degrees 22 minutes 01 seconds East, a distance of 197.92 feet to a point, said point being a 5/8 inch diameter rebar with plastic cap (iron pin) set;

Thence continuing with said r.o.w., North 41 degrees 32 minutes 57 seconds East, a distance of 7.05 feet to a point, said point being an iron pin set;

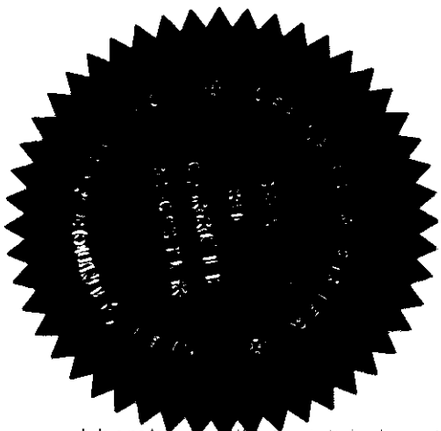
Thence continuing with said r.o.w., South 48 degrees 16 minutes 06 seconds East, a distance of 10.00 feet to a point, said point being an iron pin set at the beginning of a curve to the right and being radial to said line;

Thence continuing with said r.o.w., northeasterly a distance of 233.23 feet along the curve concave to the southeast, having a radius of 1096.00 feet and a central angle of 12 degrees 11 minutes 34 seconds and a chord bearing of North 47 degrees 49 minutes 41 seconds East a chord distance of 232.79 feet to a point; said point being an iron pin set and being the northeast corner of this parcel and the northwest corner of Tina R. Scott as of record in deed book 9578, page 771;

Thence leaving said r.o.w. and with the east boundary of this parcel and the west boundary of Scott to iron pins set as follows.
South 22 degrees 09 minutes 03 seconds East, a distance of 102.24 feet;
South 46 degrees 09 minutes 03 seconds East, a distance of 172.00 feet;
South 13 degrees 39 minutes 03 seconds East, a distance of 107.00 feet;
South 42 degrees 50 minutes 57 seconds West, a distance of 198.00 feet;
South 01 degrees 50 minutes 57 seconds West, a distance of 198.00 feet to a point, said point being an iron pin set as a former southeast corner of Ida Pratt as of record in deed book 8666, page 277 and a former northeast corner of Ida Pratt as of record in deed book 9509, page 93 and being in the west boundary of Scott;

Thence along a property agreement line between Ida Pratt and Tina R. Scott, South 63 degrees 17 minutes 13 seconds East, a distance of 536.80 feet to a point, said point being an iron pin set;

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I hereby certify that this is a true copy of
the original instrument filed in my office as
Instrument No. 200107020064915
This 19 day of Sept. 2001
BILL GARRETT, Register of Deeds
By Paula Dennard
Deputy Register

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Thence continuing along said agreement line, South 33 degrees 24 minutes 53 seconds East, a distance of 722.00 feet to a point, said point being and iron pin set in an old woven wire fence at the southeast corner of Pratt and the north boundary of Rust as of record in will book 73, page 64;

Thence with the south boundary of Pratt and the north boundary of Rust along an old woven wire fence, North 54 degrees 50 minutes 26 seconds West, a distance of 17.32 feet to a point, said point being an iron pin set;

Thence continuing with said fence, North 77 degrees 25 minutes 22 seconds West, a distance of 72.14 feet to a point, said point being and iron pin found in the north boundary of Rust at the southwest corner of Pratt and at the southeast corner of L C Cherry as of record in deed book 1414, page 291;

Thence leaving Rust and with the east boundary of Cherry and the west boundary of Pratt along a property agreement line between said parties, North 51 degrees 55 minutes 38 seconds West, a distance of 1412.39 feet to a point, said point being an iron pin set at a former northwest corner of Ida Pratt as of record in deed book 9509, page 93 and at a former southwest corner of Ida Pratt as of record in deed book 8666, page 277;

Thence North 00°00'00" East, a distance of 198.00 feet to a point, said point being an iron pin found;

Thence North 21 degrees 54 minutes 09 seconds West, a distance of 115.06 feet to the Point of Beginning and containing 9.93 Acres more or less as surveyed by Southern States Survey, Inc. on October 1, 1999 and being the property conveyed to Ida Pratt by deeds of record in deed book 8666, page 277 and deed book 9509, page 93, RODC.

