FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/02 15:05 2pgs
Fees:13.00 Taxes:332.63

20020110-0004265

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Romana J. Day
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 20 02

Notary Public

MY COMMISSION EXPIRES: ~~March 29, 2003~~ 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Romana J. Day (NAME)	Columbia National Incorporated (NAME)	MAP 148-8
4536 Xavier Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 128
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Felix Lee Mitchell and Jennifer Bell-Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Romana J. Day, a single person

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:

LAND in Davidson County, Tennessee, being Lot No. 104, on the Plan of Oakwood Terrace, Section 2, of record in Book 4460, Page 118 and 119, Register's Office for said County.

SAID Lot No. 104 fronts 70.0 feet on the northerly margin of Xavier Drive and extends back 130.0 feet on the easterly line and 120.0 feet on the westerly line to a dead line in the rear, measuring 70.01 feet thereon.

BEING the same property conveyed to Felix Lee Mitchell and wife, Jennifer Bell-Mitchell by deed from T. Aldrich Finegan, a single person, of record in Book 9463, Page 602, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4650, Page 995 and Book 4689, Page 376, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 118, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4536 Xavier Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 our hand s this 8th day of January 20 02

Felix Lee Mitchell

Jennifer Bell-Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felix Lee Mitchell and Jennifer Bell-Mitchell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 20 02.

Commission expires ~~March 29, 2003~~ 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public