Return to:

Charles R. Mitchell
251 Bluegrass Drive
Hendersonville, TN 37075

This Instrument Prepared by:

Theresa Mitchell
251 Bluegrass Drive
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Julie L. Johnson 1515 Meadow Bend Drive Madison, TN 37115	Julie L. Johnson 1515 Meadow Bend Dr. Madison, TN 37115	052-08-0 177.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHARLES R. MITCHELL and wife, THERESA B. MITCHELL (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto JULIE L. JOHNSON, a single person, (the "Grantee"), Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4B on the plan of Zone Lot Division Lots 3, 4, 7, 8, 19, 24, 25, and 26, Section 2, Meadow Bend, of record in Book 5800, page 275, as amended in Book 6250, page 278, Registrar's Office for said County. **(description continued)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 Grantor's hand, this 18 day of January, 2002.

Davidson County DEEDWARR
Recvd: 01/22/02 11:08 2pgs
Fees:13.00 Taxes:166.50
20020122-0008403

CHARLES R. MITCHELL

THERESA B. MITCHELL

**Description continued:

Said Lot No. 4B fronts 40.00 feet on the southerly margin of Meadow Bend Drive and extends back 157.93 feet on the westerly line and 157.33 feet on the easterly line to a dead line in the rear, measuring 40.00 feet thereon.

Being the same property conveyed to Charles R. Mitchell and wife, Theresa B. Mitchell, from Mark W. Dandeneau, a single person, by Deed in Book 9242, Page 678, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1515 Meadow Bend Drive, Madison, TN 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHARLES R. MITCHELL and wife, THERESA B. MITCHELL, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of January, 2002.

NOTARY PUBLIC

My Commission Expires: NOV. 27, 2004

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, _____, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the _____of _____a _____, and is authorized by the _____to execute this instrument on behalf of the _____.

Witness my hand, at office, this ___ day of _____, 2002.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $45,000.00.

Affiant

Subscribed and sworn before me this 18 day of January, 2002.

NOTARY PUBLIC
My Commission Expires: NOV. 27, 2004

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