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| *THIS INSTRUMENT PREPARED BY:*<br>*ORTALE, KELLEY, HERBERT & CRAWFORD*<br>*200 Fourth Avenue North, Third Floor*<br>*P.O. Box 198985*<br>*Nashville, TN 37219-8985*<br>*(615) 256-9999*<br>File No. 18086<br><br>Davidson County DEEDWARR<br>Recvd: 03/28/02 11:27 2pgs<br>Fees:13.00 Taxes:1480.00<br>20020328-0038273 | *STATE OF TENNESSEE ]*<br>*COUNTY OF DAVIDSON ]*<br><br>*The actual consideration or value, whichever is greater, for this transfer is $400,000.00.*<br><br>Benjamin S. Mitchell<br>*Affiant*<br><br>*NOTARY PUBLIC*<br><br>*My commission expires:* |

**Name and Address of New Owner:**

Benjamin S. Mitchell and Ann R. Mitchell
218 Vaughns Gap Road
Nashville, Tennessee 37205

**Send Tax Bills To:**

NEW OWNER

**Street Address of Subject Property:**

218 Vaughns Gap Road
Nashville, Tennessee 37205

**Map and Parcel:**

Map 127-02 Parcel 054

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY M. COBURN AND WIFE, JEWEL E. COBURN "GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **BENJAMIN S. MITCHELL AND WIFE, ANN R. MITCHELL, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of West Meade Farms, Inc., Section I, as of record in 1424, page 46, as amended in Book 3132, page 592, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by deed from Marc D. Odette and wife, Virginia Odette, of record in Book 8314, page 545, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 1424, page 47, as amended in Book 2132, page 592, Register's Office for Davidson County, Tennessee.

**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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

**WITNESS our** hands this 27th day of March, 2002.

**BARRY M. COBURN**

**JEWEL E. COBURN**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 27th day of March, 2002, before me personally appeared Barry M. Coburn and wife, Jewel E. Coburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:_____