THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
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Davidson County DEEDWARR
Recvd: 04/24/02 13:33 2pgs
Fees:13.00 Taxes:92.50
20020424-0050623

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| James R. Mitchell, et ux<br>2162 Woodruff Avenue<br>Greenbrier, TN 37073 | Same as New Owner | Map 135<br>Parcel 75.00<br>(ROBERTSON) |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES DAVID MITCHELL and wife, REBECCA K. MITCHELL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES R. MITCHELL and wife, EVELYN C. MITCHELL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON and ROBERTSON COUNTIES, State of Tennessee, described as follows, to-wit:

> Lot No. 1 on the Plan of the David Mitchell Lots of record as Instrument No. 200010050098949, Register's Office for Davidson County, Tennessee and in Plat Book 12, Page 31, Register's Office for Robertson County, Tennessee.
>
> BEING a part of the same property conveyed to James David Mitchell and wife, Rebecca K. Mitchell, by deed from Redge Thompson and wife, Betty Thompson, of record in Book 8055, page 642, Register's Office for Davidson County, Tennessee; and Book 301, page 909, Register's Office for Robertson County, Tennessee.
>
> The property lies partly in Davidson County, Tennessee and partly in Robertson County, Tennessee.
>
> The said property is unimproved property located on Virginia Avenue, Ridgetop, TN 37152.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

THIS DEED PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE TO THE SAID PROPERTY.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JAMES DAVID MITCHELL

REBECCA K. MITCHELL

"GRANTEES"

JAMES R. MITCHELL

EVELYN C. MITCHELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES DAVID MITCHELL and wife, REBECCA K. MITCHELL, and JAMES R. MITCHELL and wife, EVELYN C. MITCHELL, 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, at office, this the 23rd day of April, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of April, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005