Davidson County DEEDWARR
Recvd: 08/29/02 15:23 3pgs
Fees:18.00 Taxes:277.50
20020829-0104912

58B

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Steven L. Mitchell and Brenda Mitchell<br>8630 McCrory Lane<br>Nashville, Tennessee 37221 | Same | 155-00-0 279.00 |

This instrument prepared by: David B. Gray Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

# WARRANTY DEED

**FOR VALUABLE CONSIDERATION,** the receipt and sufficiency of which are acknowledged, Ed Underwood, married ("Grantor") has bargained and sold, and hereby transfers and conveys to Steven L. Mitchell and wife, Brenda Mitchell (collectively "Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. The Plan of record in Instrument No. 20001020-0104049, Register's Office for Davidson County, Tennessee

3. Easement of record in Book 4152, page 759, Register's Office for Davidson County, Tennessee.

4. Grant of Easement of record in Book 9405, page 477, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is unimproved property, known as 8335 Poplar Creek Road, Nashville, Tennessee 37221.

**EXECUTED** this 28th day of August, 2002.

**ED UNDERWOOD**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Ed Underwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of August, 2002.

Notary Public

DAVID B. GAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 1/31/04

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
1/31/04

DAVID B. GAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**EXHIBIT A**

Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Underwood Subdivision, of record in Instrument No. 20001020-0104049, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. Together with an easement of record in Book 9405, page 477, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ed Underwood by Substitute Trustee's Deed from Robert M. Wilson, Substitute Trustee, of record in Book 10506, page 993, Register's Office for Davidson County, Tennessee.

C:\Jane\USBank\Mitchell\WarrantyDeed