03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,500.00

Ron Cherry
Affiant

Subscribed and sworn to before me, this 13th day of September, 2002.

Diane K. Mc
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 09/17/02 13:30 2pgs
Fees:13.00 Taxes:301.55

20020917-0113283

Address of New Owner:	Send Tax Bills to:	Tax Information
Ron Cherry 3812 Park Avenue Nashville TN 37209	New Owner	092-13-0-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Wayne Mitchell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ron Cherry, hereinafter called the Grantees, their successors 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. 7 of Block 9 on the Map of Charlotte Park Company's Second Addition, of record in Book 57, Pages 160 and 161, Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Park Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James Wayne Mitchell and wife, Lori Jean Mitchell by Installment Deed from Very Miller, an unmarried person, of record in Book 7641, Page 721, Register's Office for Davidson County, Tennessee. Being further conveyed to James Wayne Mitchell by quitclaim deed from Lori Jean Mitchell, of record in Instrument No. 20020128-0011777, said Register's Office. James Wayne Mitchell and Lori Jean Mitchell having since divorced. Very Miller and Vera Miller being one and the same person.

Sheila Mitchell, wife of James Wayne Mitchell, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3812 Park Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of September, 2002.

James Wayne Mitchell

Sheila Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Wayne Mitchell and Sheila Mitchell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 13th day of September, 2002.

Notary Public

My Commission expires 03/14/05