Davidson County DEEDWARR
Recvd: 10/01/02 14:57 2pgs
Fees:13.00 Taxes:2586.30

20021001-0119233

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41177

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Lee Allen Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2002

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Allen Reynolds	S A M E	130-3-103
4005 Sunnybrook Drive		
Nashville, TN, 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stephen A. Mitchell and wife, Karen Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Allen Reynolds

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 29 and the easterly 55.3 feet of Lot No. 28 on the Map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Sunnybrook Drive, 55.3 feet west of the common corner of Lots 28 and 29; thence with the margin of said drive, easterly 200 feet to a concrete monument at the beginning of a curve in Sunnybrook Drive; thence around said curve, southeasterly 29.64 feet to a point in the westerly margin of said Drive, thence with said Drive, southwardly 281.7 feet to a point; thence north 84 degrees 30' West 219.3 feet to a point; thence northerly 306 feet more or less to the beginning.

BEING the same property conveyed to Stephen A. Mitchell and spouse, Karen Mitchell by Warranty Deed from Ashby Q. Burks and spouse, Holly P. Burks, of record in Book 11708, Page 713, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4005 Sunnybrook Drive, Nashville, TN 37205

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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/our hand(s) this 30th day of September, 2002

Stephen A. Mitchell

Karen Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Stephen A. Mitchell and wife, Karen Mitchell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2002.

Notary Public

My Commission Expires: 7/29/2006



