PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 01/27/03 08:47 2pgs
Fees:13.00 Taxes:536.50
20030127-0010477

W & I Ref:(SK) Title No: 43932
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert A. Mitchell 4324 Morriswood Drive Nashville, Tennessee 37204	National Bank of Commerce One Commerce Square 1st Floor Memphis, Tennessee 38150

TAX MAP-PARCEL NUMBERS: 132-07-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert D. Owens and William E. Owens**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Mitchell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 52 on the Map of Southmeade Subdivision of record in Book 1835, page 118 and 119, Register's Office for said County.

Said Lot No. 52 fronts 149.0 feet on the broken easterly margin of Morriswood Drive and extends back 272.5 feet on the northerly line and 285.0 feet on the southerly line to a dead line in the rear, measuring 174.9 feet thereon.

Being the same property conveyed to Dewey Owens and wife, Lou Nell Owens by deed from Charles H. Bates, jr., and wife, Lucy G. Bates of record in Book 2394, page 429, said Register's Office. The said Dewey Owens has since died. By Quitclaim Deed of record in Book 10009, page 546, said Register's Office, Lou Nell Owens conveyed her interest in subject property to William E. Owens and Robert D. Owens, reserving a life estate in said property. The said Lou Nell Owens has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 118 and 119, said Register's Office, which Plan shows a 75 foot minimum building setback line from Morriswood Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4324 Morriswood Drive, Nashville,, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of January, 2003.

Robert D. Owens

William E. Owens

State of TENNESSEE

County of DAVIDSON

On this 22nd day of January, 2003 , before me the undersigned authority, personally appeared Robert D. Owens and William E. Owens , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Sworn and subscribed before me this the 22nd day of January, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003