Davidson County DEEDWARR
Recvd: 03/26/03 14:32 2pgs
Fees:13.00 Taxes:481.19

20030326-0039872

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **March, 2003** by and between **George W. Mitchell and wife, Kaye T. Mitchell** , herein after referred to as GRANTOR, and **Glenda P. Trigg and husband, Charles Trigg** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 7 on the plan of Phase I, Kimbolton of record in Plat Book 6900, pages 276-278, Register's Office for Davidson County, Tennessee.

Said Lot number 7 fronts 97.0 feet on the westerly margin of Joe Pyron Drive and extends back 155.0 feet on parallel lines to a dead line in the rear measuring 97.0 feet thereon.

Being the same property conveyed unto George W. Mitchell and wife, Kaye T. Mitchell by Warranty Deed from Phillips Builders, Inc, dated March 17, 1988, of record in Book 7494, page 785, Register's Office for Davidson County,Tennessee.

This is improved/unimproved property known as: 1425 Joe Pryon Drive, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

George W. Mitchell
Signature of Seller

Kaye T. Mitchell
Signature of Seller

Record and Return to:
Southern Title Services, LLC
100 Hazel Path, Suite A
Hendersonville, TN 37075

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **George W. Mitchell and wife, Kaye T. Mitchell** , the within named bargainors, 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 **17th** day of **March, 2003.**

Carrie E Hughes
Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires: 8/22/05

Name and Address of Property Owner:
Glenda P. Trigg and Charles Trigg
1425 Joe Pryon Drive, Madison, TN 37115

Send Tax Statements to:
Same as new owner

map and parcel--053-13-0 074.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$130,050.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **March, 2003.**

Kimberly A. Baez
Notary Public

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1-29-05

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-276