Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0303-60760

After Recording Return To:
Hatcher Escrow Company

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $ 91,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2003.

Notary Public
My commission expires: 10/25/03

LORI BUIE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Mitchell 1105 Alandee Street Nashville, TN 37214	new owner	52-13-B-060.00 CO

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, Robert J. DiPiazza, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Mitchell, 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. 96 on the As Built Plan, Phase II-C, Section 2, River Glen, Revision of Units 96, 97, 99 and 100, of record in Plat Book 7900, Pages 548 and 549, as revised in Plat Book 8250, Page 323, (erroneously referred to as Plat Book 6900, Page 650, in prior deed of record) Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. DiPiazza, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 9475, Page 165, Register's Office for Davidson County, Tennessee.

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 1105 Alandee Street, Nashville, Tennessee 37214.

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.

Davidson County DEEDWARR
Recvd: 04/08/03 13:05 2pgs
Fees:13.00 Taxes:340.03
20030408-0046419

WITNESS my hand this 31st day of March, 2003.

Robert J. DiPiazza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert J. DiPiazza, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, Tennessee, this 31st day of March, 2003.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006