Return To:
First Title & Escrow
File Box 9B
#20607-04-2003

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 44479
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/19/03 09:57 2pgs
Fees:13.00 Taxes:708.55
20030519-0067678

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica Coe 5005 Wyoming Avenue Nashville, TN 37209	NEW OWNER

TAX MAP-PARCEL NUMBERS: 103-03-196/218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher T. Mitchell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Coe** 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 described as follows:

Tract I: Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being a part of the E.A. Elam 5 acre tract, and described as follows:

Beginning at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of the 50th Avenue North, at the northwest corner of the property conveyed to W.C. Sells and wife, of record in Book 1368, page 40, Register's Office for said county; thence southerly along Sells westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.

Tract II: Land in Davidson County, Tennessee, being part of the E.A. Elam Trace, described as follows:

Beginning at the southwest corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers and wife, of record in Book 2909, page 27, Register's Office for said County; then with Karnes southerly line westwardly 50 feet to his southwest corner being the easterly line of the property conveyed to C.M. Holland, Sr. and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence eastwardly 50 feet; thence northwardly 101.6 feet, more or less, to the beginning.

BEING the same property conveyed to Christopher T. Mitchell, unmarried, by deed from Vladimir V. Drozdoff and wife, Donna L. Buehler of record in Document No. 20000911-0089692 Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as: 5005 Wyoming Avenue, Nashville, Tennessee 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 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 29th day of April, 2003.

Christopher T. Mitchell

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2003 , before me the undersigned authority, personally appeared Christopher T. Mitchell , 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 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/

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 $191,500.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2003

My Commission Expires: 11/25/2006

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.