40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Otis M. Mitchell, Jr., and wife,
Donyetta Mitchell
2968 Owendale Drive
Antioch, TN 37013

SEND TAX BILL:

Roberg Financial, L.P.
P. O. Box 199077
Dallas, TX 75219-9077

MORTGAGEE:
Roberg Financial, L.P.
P. O. Box 199077,
Dallas, TX 75219-9077

MAP AND PARCEL:

MAP 150-9
PARCEL 98

Davidson County DEEDWARR
Recvd: 06/19/03 15:37 2pgs
Fees:13.00 Taxes:419.95

20030619-0085143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard Walden, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Otis M. Mitchell, Jr. and wife, Donyetta Mitchell, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 52 on the map entitled Forest View Park, Section IV, Phase II, of record in Plat Book 5200, page(s)674, Register's Office for Davison County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard Walden, by deed from Carl E. Smith and wife, Deloris A. Smith, of record in Instrument No. 20020919-0114384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2968 Owendale Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of June, 2003.

Richard Walden

Richard Walden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Walden, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18 day of June, 2003.

Notary Public

My Commission Expires: 7/26/03

GIBSON, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $113,500.00.

AFFIANT

Subscribed and sworn to before me
this 18 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

GIBSON, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires July 26, 2003