THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20904**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me this 30th day of JULY, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Mr. Christopher E. Jones 1041 Brittany Park Drive Antioch, TN 37013	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 162-12-A PAR 42.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBIN LYNN MITCHELL AND WIFE, TRACY LEIGH MITCHELL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER E. JONES, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1041 Brittany Park Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of JULY, 2003.

ROBIN LYNN MITCHELL

TRACY LEIGH MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBIN LYNN MITCHELL AND WIFE, TRACY LEIGH MITCHELL, 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 30th day of JULY, 2003.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/07/03 12:06 2pgs
Fees:13.00 Taxes:333.00

20030807-0112589

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Brittany Park Phase 1B First Revision, as of record in Plat Book 9700, page 610, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robin Lynn Mitchell and wife, Tracy Leigh Mitchell by deed dated October 27, 1998 from Carlton Enterprises, Inc. of record in Book 11176, page 380, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988, amended in Instrument No. 20021025-0130771; (3) Easements of record in Book 8113, page 849, amended in Book 8128, page 92, Book 7968, page 191, Book 4202, page 787; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 998, Book 7900, page 610, said Register's Office.