THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***138,000.00.

Edward Eric Gaines
Affiant

Subscribed and sworn to before me this 25th day of July, 2003.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 08/08/03 16:35 2pgs
Fees:13.00 Taxes:510.60
20030808-0113703

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

THOMAS J. MITCHELL
1230 Howard Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

NEW OWNER

MAP & PARCEL NOS.

MAP 72-3
PARCEL 211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 DOLLARS ($***138,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, EDWARD ERIC GAINES, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto THOMAS J. MITCHELL and AMANDA L. NORTH, both unmarried, as Joint Tenants with Rights of Survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of the Resubdivision of Lot No. 148 on the Plan of Inglewood Place as of record as Instrument No. 20010705-0071764 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Edward Eric Gaines, unmarried, by deed from Nona T. Hicks Kelley, unmarried, of record as Instrument No 199912160303932 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1230 Howard Avenue, Nashville, Tennessee 37216.

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 and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of July, 2003.

Edward Eric Gaines
EDWARD ERIC GAINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Eric Gaines, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee