THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE .

This Instrument Prepared By
And Return to:

Roberta Nevil Kustoff., Attorney
HARRIS, SHELTON, DUNLAP, COBB and RYDER, P.L.L.C.
6060 Poplar Suite 450
Memphis, Tennessee 38119

Davidson County DEEDWARR
Recvd: 08/18/03 08:31 3pgs
Fees:17.00 Taxes:0.00
20030818-0119112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **BONNIE H. MITCHELL, Trustee U/A/D January 7, 1997 of the Mitchell Joint Revocable Living Trust Agreement** (the "Grantor") has bargained, sold and by these presents does transfer and convey unto **BONNIE H. MITCHELL** (the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate and all improvements thereon located in the County of Davidson, State of Tennessee, to-wit:

> Unit No. 619, together with the Carport designated No. 619-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horozontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Haridng Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516 517 and Book 8123, Page 690, as amended in Book 6900, Page 654, et esq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 7417, Pages 396. et. seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made, in the Register's Office of Shelby County, Tennessee, reference to which Plat is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Morris Mitchell and wife, Bonnie Mitchell, Trustees U/A/D January 07, 1997 of the Mitchell Joint Revocable Living Trust Agreement, by Quit Claim Deed of record at Book 10317, Page 36 in the aforesaid Register's Office. Morris Mitchell died as a resident of Davidson Cunty, Tennessee on or about June 24, 2001 and Bonnie Mitchell conveys as surviving Trustee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever; and the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded

in Book 7417, Page 396-438, Register's Office of Davidson County, Tennessee, made a part hereof the same as though copied herein; this conveyance is also subject to the Covenants, conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said County; unless otherwise herein set out; and it does further covenant and bind himself, their representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantor, in and to the aforesaid real property to Bonnie H. Mitchell.

In addition, the trust specifically provides that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. Such transfer and conveyance is made in accordance with the dispositive provisions of the aforementioned Trust Agreement.

WITNESS the signature of the Grantor this 7 day of August, 2003.

Bonnie H. Mitchell

Bonnie H. Mitchell

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 7th day of August, 2003, within my jurisdiction, the within named Bonnie H. Mitchell as Trustee of the Mitchell Joint Revocable Living Trust Agreement, who acknowledged that she executed and delivered the above and foregoing instrument.

Witness my hand and seal, at office, this 7th day of August, 2003.

G. RICE BYARS JR. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE
My Commission Expires
6-7-06

Notary Public

My Commission Expires:

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ *, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bonnie H. Mitchell
Affiant

G. RICE BYARS JR. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE My Commission Expires 6-7-06

Subscribed and sworn to before me this 7th day of August, 2003.

N. Rice Byars
Notary Public

My Commission Expires:

Property known as:
619 General George Patton Road
Nashville, TN 37221

Parcel ID Number:
142-9/619CO

Mail Tax Bills To:
Bonnie H. Mitchell
619 General George Patton Road
Nashville, TN 37221

Names and Addresses of Property Owner:
Bonnie H. Mitchell
619 General George Patton Road
Nashville, TN 37221

* No transfer tax is due pursuant to T.C.A. § 67-4-409(a)(3)(F).