Davidson County DEEDWARR
Recvd: 09/09/03 11:22 3pgs
Fees:17.00 Taxes:0.00
20030909-0131372

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th day of June, 2003, by and between

JACQUELINE B. MITCHELL, MARRIED,

Hereinafter referred to as Grantor, and

BURGESS MITCHELL and JACQUELINE B. MITCHELL, HUSBAND AND WIFE,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jacqueline B. Mitchell
JACQUELINE B. MITCHELL

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JACQUELINE B. MITCHELL, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 27th day of June, 2003.

CARL E. DUNPHY, II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy, II
My Commission Expires
September 30, 2006
STATE OF TENNESSEE

Notary Public
Commission expires: September 30, 2006

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, 2003.

Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, 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 $ Love + Affection which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

NOTARIAL SEAL
DANIEL J FOYTIK
Notary Public
CITY:BETHEL PARK, BUS CTY:ALLEGHENY
My Commission Expires Oct 24, 2005

Affiant

Subscribed and sworn to before me this 28th day of August, 2003.

DANIEL J FOYTIK NOTARY PUBLIC ALLEGHENY COUNTY, PENNSYLVANIA

Notary Public
Commission Expires 10/24/05

RETURN TO:
ERES
290 BILMAR DRIVE
PITTSBURGH, PA 15205

SEND TAX BILLS TO:
J. & B. Mitchell
1221 Wexford Downs
Nashville, TN 37211

PROPERTY ADDRESS:
1221 Wexford Downs
Nashville, TN 37211

MAP PARCEL NO.:
172-14-0-A 075.00

Deed Prepared by:
Frank Dec
Horwitz, Frankel & Ilecki
2696 Sheridan Drive
Tonawanda, NY 14150

JM.

EXHIBIT A

LEGAL DESCRIPTION

LAND LYING IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 22 ON THE FINAL PLAT OF SECTION TWO OF WEXFORD DOWNS OF RECORD IN PLAT BOOK 9700, PAGES 593 AND 594 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE B. MITCHELL, MARRIED BY DEED FROM SHEILA SMITH MCKOY, UNMARRIED, DATED SEPTEMBER 15, 2002 AND RECORDED SEPTEMBER 19, 2002 AS INSTRUMENT #200209190114075, DAVIDSON COUNTY, TENNESSEE.

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