Return to: Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615.776.7461
Fax: 615.776.7491

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Donald T. Mitchell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of September, 2003.

Notary Public

My Commission Expires: My Commission Expires MAR. 31, 2007

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Donald T. Mitchell, II and Alicia Mitchell
3552 Glenfalls Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
201 4th Avenue N. 7th Floor
Nashville, TN 37201

MAP-PARCEL NUMBERS:
Map\Parcel: 087- 01-A-127.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph C. Thurman, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Donald T. Mitchell, II and wife, Alicia Mitchell** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot. No. 54 on the Plan of Section Four, Chesney Glen of record in Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph C. Thurman, an unmarried man by Warranty Deed from Beazer Homes Corp d/b/a Phillips Builders of record at Instrument No. 2000 033100 32449, Register's Office for Davidson County, Tennessee, dated March 29, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/03/03 10:26 2pgs
Fees:13.00 Taxes:458.80
20031003-0146282

09394-BW

Restrictive covenants contained in an instrument of record in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10469, Page 924; Book 10528; Page 73; Book 10640, Page 944; Book 11317, Page 674, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10290, Page 256, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 10420, Page 356; Book 11577, Page 263, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3552 Glenfalls Drive, Hermitage, Tennessee 37076.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Wherever 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 my hand this 26th day of September, 2003.

Joseph C. Thurman

Peggy S. Thurman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Thurman, a married man, and Peggy S Thurman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2003.

Notary Public

My Commission Expires: 11.2.05



09394-BW