23-1090

File [redacted]70159

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

SUSAN HARPELLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 21, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor W. Mitchell and Nancy J. Mitchell	New owner	Map: 141-15-D-197
(NAME) 7920 River Fork Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DARRYL S. TUKUFU AND WIFE, MYRA C. TUKUFU,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VICTOR W. MITCHELL AND NANCY J. MITCHELL,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 197, on the Plan of PHASE III-D, "SHEFFIELD" ON THE HARPETH shown by plat appearing of record in Plat Book 7900, Page 710-712, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Darryl S. Tukufu and wife, Myra C. Tukufu by Warranty Deed dated May 30, 2000 of record in Instrument No. 20010718-0076093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6925, Page 900 and Book 7145, Page 954, amended in Book 8747, Page 97 and in Book 9313, Page 806; By-Laws of record in Book 7145, Page 964, amended in Book 8146, Page 463; Charter for Sheffield on The Harpeth Homeowners' Association of record in Book 6939, Page 983; Revised Boundary Survey of Sheffield on the Harpeth in Plat Book 6900, Page 395; Easements of record in Book 4136, Page 525, Book 4279, Page 731, Book 5738, Page 829 and Book 8569, Page 481; Consent of Directors of Sheffield on The Harpeth Homeowners' Association, Inc. of record in Book 8276, Page 238; Articles of Merger of record in Book 7298, Page 203; any and all matters shown on plat of record in Plat Book 7900, Page 710-712; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 7920 River Fork Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 26th day of November, 2003.

Darryl S Tukufu by Johnna Bailey
Darryl S. Tukufu

Myra C. Tukufu by Johnna Bailey
Myra C. Tukufu

Davidson County DEEDWARR
Recvd: 12/04/03 13:41 2pgs
Fees:13.00 Taxes:880.60

20031204-0174658

STATE OF Tennessee

COUNTY OF Davidson

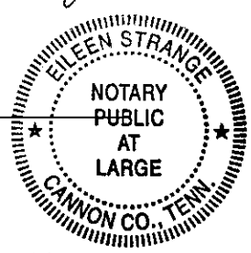
On this 26th day of November, 2003, before me personally appeared Johnna Bailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Darryl S. Tukufu and wife, Myra C. Tukifu, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20031204-0174657, Register's Office of Davidson County, Tennessee.

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

Eileen Strange

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217