1st
Bk4 Le4

This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Stephanie Murphy,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey **Steven C. Mitchell** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 1 day of March, 2004.

Davidson County DEEDWARR
Recvd: 03/03/04 15:48 3pgs
Fees:18.00 Taxes:429.94
20040303-0024363

Stephanie Murphy

STATE OF TN
COUNTY OF Williamson

On this 1 day of March, 2004, before me, personally appeared **Stephanie Murphy** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

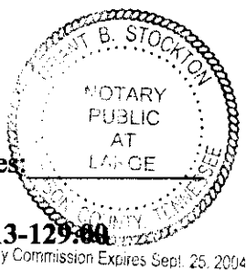
STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$116,200.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1 day of March, 2004.

Notary Public



My Commission Expires:

Map and Parcel: 73-13-129.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Steven C. Mitchell
2609 Highview Drive
Nashville, Tennessee 37206

Exhibit "A"

Being Lot No. 9 on the Plan of Dugger Heights Section III, of record in Plat Book 1835, page 54, Register's Office for said County.

Said Lot 9 fronts 84 feet on the northerly side of Highview Drive and runs back between parallel lines 177 feet to a dead line.

Being the same property conveyed to Stephanie Murphy from David W. Bessire and wife, Madeline M. Bessire by Warranty Deed dated 04/05/02, recorded 04/11/02, in Instrument Number 20020411-0045076, Register's Office for said County.

Map and Parcel 73-13-129.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.