# WARRANTY DEED

NOTARY PUBLIC AT LARGE
VERONICA E. VICTORY
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: December 19, 2004
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cameron Escrow, LLC, 613 Potomac Place, Ste. 203, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald Tangren (NAME) | Vanderbilt Mortgage and Finance, (NAME) | 182-00-0-153 |
| 5892 Cane Ridge Road (ADDRESS) | 500 Alcoa Trail (ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Maryville, TN 37804 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Marion B. Mitchell and wife, Deborah S. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Tangren, unmarried

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:

A Tract of land in the 5th Civil District of Davidson County, Tennesse described according to a survey made by Robert E. Francis, Surveyor dated June 25, 1980 revised September 29, 1982, as follows:

Beging at a point in the centerline of Cain Ridge Road at a point, in the northwest corner of Jerry C. Sailors property of record in Book 4900, Page 909, said Register's Office; thence with the centerline of Cain Ridge Road North 6 degrees 12' East 411.78 feet to a point; thence South 82 degrees 20' East 1060.0 feet to a point; thenc e South 7 degrees 29' West 416.4 feet to a point; thence North 81 degrees 45' West 389.0 feet to a point; thence North 82 degrees 16' West 662.46 feet to the point of beginning.

Included but Excluded is a conveyance of record in Instrument #200301090004292 described as follows:
Being a certain parcel of land located in the 31ST District of Metropolitan Nashville-Davidson County, Tennessee and being more particularly described as follows:
Beginning at a point in the approximate centerline of Cain Ridge Road, said point being the southwest corner of the herein described tract:
Thence, along the said centerline of Cain Ridge Road N 06" 14" 55 Degrees E, 200.00' to a point;

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5892 Cane Ridge Road, Antioch, Tennessee 37013
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand s this 4th day of August, 2004

Marion B. Mitchell

Deborah S. Mitchell

Davidson County DEEDWARR
Recvd: 08/24/04 08:55 3pgs
Fees:18.00 Taxes:462.50

20040824-0101906

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion B. Mitchell and wife, Deborah S. Mitchell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 4th day of August 2004.

Commission expires December 19, 2004

Veronica E. Victory
Notary Public

VERONICA E. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Thence, liaving the said centerline of said road and with a new line S 82 degrees, 57' 42" E (passing through an iron rod situated on the approximate easterly margin of Cain Ridge Road at 25.00') 1055.83' to an iron rod situated in the western boundary of the William H. Grey et ux property as evidenced in Book 6004, Page 844, Register's Office for Davidson County, Tennessee (RODC,TN); Thence with the said western boundary line of Grey S 07 degrees 29' 00" W 216.25' to an iron rod; said iron rod being situated 5' south of a woven wire fence line in the northerly boundary line of the Cecil R. Nuckolls property as evidence in Book 11119, Page 785 RODC, TN;
Thence with the said northerly boundary line of Nuckolls and generally with the said woven wire fence line N 81 degrees 45' 00" E 389.00' to an iron rod;
Thence N 82 degrees 16' 00: W (passing through an iron rod at 637.53' said iron rod being situated on the aforemented margin of Cain Ridge Road) 662.53' to the point of Beginning.
Containg 5.01 Acres (218.102 Square Feet).

Mobile/Manufactured Home
Description: 2000 Anvi, Model 466, Serial No. TNFLX27A21839AV13

BORROWER, being the true and lawful owner of record of the Moble Home being mortgaged with the property, declares that it is Borrower's intent that the mobile home lose it nature a personalty and become realty. Borrower further declares that the mobile ho9me shall remain permanently attached as a part of the real property and will bot be removed therefrom.

Being part of the same property conveyed to Marion B. Mitchell and wife, Deborah S. Mitchell by deed of record in Book 5957, Page 313, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.