PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 11/03/04 13:41 2pgs
Fees:13.00 Taxes:2264.40
20041103-0132559

W & I Ref:(_____) Title No: 45954
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy Corbin Margaret Hastings Blatt 511 Fairfax Avenue Nashville, Tennessee 37212	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 104-10-195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$612,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Mitchell and spouse, Leah Feldon Mitchell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Corbin and spouse, Margaret Hastings Blatt** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7, Block 5 on the Plan of Fairfax Place of record in Book 547, Pages 137 and 138, described as follows:

Beginning at an iron pin on the south side of Fairfax Avenue 230 feet east of an iron pin at the southeast corner of Fairfax Avenue and Thirty Second Avenue, South, running east with Fairfax Avenue 90 feet to an iron pin; thence, south 176 feet to a stake, thence, west 90 feet to a stake; thence, north 176 feet to the beginning.

Being the same property conveyed to Adam Mitchell and spouse, Leah Feldon Mitchell by deed from Michael Scott Swafford and spouse, Deborah Louise Narrigan of record in Book 10552, Page 681, Register's Office for Davidson County, Tennessee,

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on The Plan of record in Book 547 Page 137 and 138, said Register's Office.

This is improved property, known as: 511 Fairfax Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of November, 2004.

Adam Mitchell

Leah Feldon Mitchell

State of TENNESSEE

County of DAVIDSON

On this 1st day of November, 2004 , before me the undersigned authority, personally appeared Adam Mitchell and Leah Feldon Mitchell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $612,000.00

Affiant

Sworn and subscribed before me this the 1st day of November, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public