Davidson County DEEDWARR
Recvd: 12/03/04 10:46 2pgs
Fees:13.00 Taxes:732.60

20041203-0144167

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2004.

Notary Public
My commission expires:

02-0411-43601

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Mitchell, III 1101 C Biltmore Drive Nashville TN 37204	New Owner	131-12-0-059.OO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian F. Boxell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Mitchell, III, hereinafter called the Grantees, their successors 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 1A as shown on the map entitled Battery Park Subdivision Zone Lot Division of Lots 1 and 2, of record in Book 6900, Page 77, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Brain F. Boxell by deed dated 11/6/03 of record in Instrument No. 200311130165961, Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the property herein described has not been used as the principal residence of his spouse and/or dependents.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 1101 C Biltmore Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of November, 2004.

Brian F. Boxell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian F. Boxell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of November, 2004.

Notary Public

My Commission expires 5/24/2008

