RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/13/04 12:35 2pgs
Fees:13.00 Taxes:569.80
20041213-0147824

WARRANTY DEED

MATTHEW L. CELLINGER
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

My commission expires: 1/25/04

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELETTA NILES 222 Beverly Drive Madison, Tennessee 37115	FHHLC 5775-E Glenridge Drive, Ste. 100 Atlanta, GA 30328	42-150-0-117.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY FOUR THOUSAND AND NO/100 ($154,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES M MITCHELL and BRENDA MITCHELL,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ELETTA NILES, a married woman,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 39 on the Map of Blair Heights, Section III, recorded in Book 2133, Page 104, Register's Office for said County.
>
> BEING of the same property conveyed to James M. Mitchell and wife Brenda Mitchell, by Warranty Deed from Leonard Wayne Midgett and wife Gwendolyn H. Midgett, recorded 08/14/79, in Book 5481, Page 584, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 19th day of November, 2004.

JAMES M MITCHELL

BRENDA MITCHELL

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, a Notary Public, James M Mitchell and Brenda Mitchell, 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 seal, this the 19th day of November, 2004.

Notary Public

My commission expires: 1/28/06

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE