WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/05 11:52 2 pgs
Fees:13.00 Taxes:296.00

20050210-0015510

G-PMC-05-1906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me this 3rd DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Toevs	Michigan Fidelity Acceptance	
1906 Dabbs Avenue South	(NAME) 25800 Northwestern Highway, Suite 875	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Southfield, MI 48075	107-5-4
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL AARON MITCHELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDY TOEVS MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, BEL-AIR SECTION ONE, as shown on plat of record in Plat Book 2900, Page 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. to Daniel Aaron Mitchell, a married man as recorded on the 20th day of May, 2004, in Instrument No. 20040520-0059383 and Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee to Secretary of Housing and Urban Development, Washington, D.C. as recorded on the 20th day of November, 2003 in Instrument No. 20031120-0169421, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 2900, page 27,28, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1906 Dabbs Avenue South, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of February, 2005.

Daniel Aaron Mitchell

Daniel Aaron Mitchell

Leslie Mitchell

Leslie Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Aaron Mitchell and Leslie Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 3rd day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 21 [illegible]

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903