This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Jimmy F. Mitchell
560 Neelys Bend Road
Madison, TN 37115

MAP: 052-01-0
PARCEL: 325.00
GROUP:

Davidson County DEEDWARR
Recvd: 04/27/05 09:58 2 pgs
Fees:13.00 Taxes:388.50

20050427-0046712

WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2005 between

Eric R. Allison and wife, Karen Lee Allison

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Jimmy F. Mitchell, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being a certain tract or parcel located in Davidson County, Tennessee, as follows:

Being Lot 1 of the Lot #1 Chadwell Tract Part of record in Instrument Number 20021206-0150771, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Eric R. Allison and wife, Karen Lee Allison by Warranty Deed from Wood Holdings Company, Inc. of record in Instrument Number 20020424-0050290 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Eric R. Allison

Karen Lee Allison by Eric R. Allison Attorney in Fact
Karen Lee Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric R. Allison 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of April, 2005.

Notary

My Commission Expires: 7/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April 2005, before me personally appeared Eric R. Allison to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Karen Lee Allison, acknowledged that such person executed the same as the free act and deed of Karen Lee Allison.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $105,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of April, 2005.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY