Davidson County DEEDWARR
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Fees:13.00 Taxes:203.50
20050609-0066158

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Brant Pippin	SAME	71-16-238.00
308 PORTLAND RD		
WHITE HOUSE, TN 37188		

For good and valuable consideration received, **Janet Finch, Conservator for James W. Mitchell** by these presents does transfer and convey by Order of the Probate Court of **Davidson** County, Tennessee, being **Docket No. 03P-1401** unto the Grantee, **Brant Pippin**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **James W. Mitchell**, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 199 and 200 on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lots Nos. 199 and 200 adjoin and front together 60 feet on the westerly side of North Seventh Street and run back between parallel lines, Lot No. 200 running back along the northerly margin of Richardson Avenue, 165 feet to an alley in the rear.

Being the same property conveyed to James W. Mitchell by Installment Deed recorded in Book 4286, page 941, Register's Office for Davidson County, Tennessee. Said property is being conveyed pursuant to Agreed Order to Authorize Sale of Mitchell's Real Estate (Docket No. 03P-1401) authorizing Janet Finch to execute a deed on behalf of James W. Mitchell.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, Pages 12, Register's Office for said County.

This is improved property known as 1200 N. 7th Street, Nashville, TN 37207 .

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for James W. Mitchell** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of June 2005.

Janet Finch, Conservator

Janet Finch, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2005, before me personally appeared, Janet Finch, Conservator for James W. Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of James W. Mitchell, and acknowledged that she executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 3rd day of June 2005

My commission expires: 7-29-06

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me this 3rd day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.