Davidson County DEEDWARR
Recvd: 07/14/05 15:27 2 pg
Fees:13.00 Taxes:203.13

20050714-0081988

WARRANTY DEED

B-HDM-05-708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Gabriel Frazier	New Owner	
708 A & B Neil Avenue	(NAME)	82-08 42.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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 STEVEN F. MITCHELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GABRIEL FRAZIER, 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 PART OF LOT NO. 2, BLOCK "B" ON THE MAP SHOWING LOTS FRONTING ON FITE STREET (NOW NEILL AVENUE) IN BLOCKS A AND B IN THE SUBDIVISION OF THE LOVE - MCFERRIN TRACT OF RECORD IN BOOK 421, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF FITE STREET (NOW NEILL AVENUE) AT THE CORNER OF BLOCK "A" AND "B"; THENCE WITH THE LINE BETWEEN SAID BLOCKS WESTERLY 150 FEET TO THE EASTERLY MARGIN OF A 12 FOOT ALLEY DEDICATED IN A DEED OF RECORD IN BOOK 653, PAGE 253, IN SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, SOUTHERLY 40 FEET; THENCE EASTERLY 150 FEET TO THE WESTERLY MARGIN OF FITE STREET (NOW NEILL AVENUE); THENCE WITH THE MARGIN OF SAME, NORTHERLY 40 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEVEN F. MITCHELL BY WARRANTY DEED FROM EDWARD P. LASSAN, RECORDED ON THE 23RD DAY OF SEPTEMBER, 1993 IN DEED BOOK 9090, PAGE 301, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is not the primary residence of the grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 708 A & B Neil Avenue, Nashville, Tennessee 37206
(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~~ 8th day of July, 2005.

Steven F. Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven F. 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 purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2005.

Notary Public

My Commission Expires: 12/21/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903