This document prepared by (and after recording return to):

Firm/Company	Consumer Trust Title & Escrow, LLC
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 07/25/05 14:04 3 pgs
Fees:18.00 Taxes:954.60

20050725-0086179

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES C. MITCHELL AND WIFE, CHRISTIE C. MITCHELL** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOHN F. HAEUPTLE AND WIFE, JUDITH C. ISENHOUR** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90 ON THE REVISED PLAT OF COPPERFIELD, AS OF RECORD IN BOOK 6900, PAGES 555 THROUGH 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES C. MITCHELL AND WIFE, CHRISTIE C. MITCHELL BY WARRANTY DEED OF ROBERT S. CASSELL AND WIFE, JULIE CASSELL DATED MARCH 12, 1999 AND RECORDED MARCH 16, 1999 IN BOOK 11387, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 89K-D-15Map Parcel Number: **172-1-A-90CO**

THIS PROPERTY IS KNOWN AS: 109 CHUZZLEWIT DOWN, BRENTWOOD, TN 37027

SUBJECT to Restrictions of record in Book 7071, Page 482, Book 7208, Page 889, Charter of HOA of record in Book 7200, Page 824, Book 7496, Page 162, Book 7500, Page 941, all matters on the Plan of record in Plat Book 6900, Pages 555-559, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 21st day of July, 2005.

x _____
Grantor
James C. Mitchell

✓ _____
Grantor
Christie C. Mitchell

STATE OF TN
COUNTY OF WILLIAMSON

On this 21st day of July, 2005, before me personally appeared James C. Mitchell and Christie C. Mitchell to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIAM OATES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____
Notary Public

Printed Name: _____

Commission Expires:
My Commission Expires JAN. 20, 2008

Grantor(s) Name, Address, phone:
James C. Mitchell
2160 Chickering Lane
Nashville, TN 37215
615-297-9739

Grantee(s) Name, Address, phone:
John F. Haeuptle
Judith C. Isenhour
901 Chuzzlewit Down
Brentwood, TN 37027

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE

County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$258,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of July, 2005

Christie Mitchell
Affiant

CHRISTIE MITCHELL
Type or Print Name

(Seal)

Notary Public

My commission expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Type or Print Name