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 14:06 3 pgs
Fees:18.00 Taxes:1551.78

20050725-0086183

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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, **TARA E. DECKER, JOINED BY HER HUSBAND, SHANE DECKER**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **CHRIS MITCHELL AND WIFE, CHRISTIE MITCHELL** hereinafter "collectively 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. 15 ON THE PLAN OF CHICKERING VALLEY, OF RECORD IN BOOK 2331, PAGE 121, 122 AND 123, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO TARA E. DECKER BY WARRANTY DEED OF THOMAS NICKS AND WIFE, RAE NICKS DATED JANUARY 7, 2005 AND RECORDED JANUARY 12, 2005 IN INST. NO. 20050112-0004626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Map Parcel Number: 144-14-21

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any and all matters shown on the Plan of record in Book 233, Pages 121, 122, and 123, said Register of Deeds.

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 2st day of July, 2005.

Grantor
Tara E. Decker

Grantor
Shane Decker**

**** SHANE DECKER, HUSBAND OF TARA E. DECKER JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO TARA E. DECKER.**

STATE OF TN

COUNTY OF WILLIAMSON

On this 21st day of July, 2005, before me personally appeared TARA E. DECKER AND SHANE DECKER, 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 persons) free act and deed.

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

Notary Public

Printed Name: W Davis

Commission Expires:

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
TARA E. DECKER

Grantee(s) Name, Address, phone:
CHRIS MITCHELL
CHRISTIE MITCHELL
2160 CHICKERING LANE
NASHVILLE, TN 37215

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSSEE
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 **$419,400.00**, 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.

Affiant

Tara Decker

Type or Print Name

(Seal)

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

My commission expires:

My Commission Expires JAN. 20, 2009

Notary Public

W. Davis

Type or Print Name