Davidson County DEEDWARR
Recvd: 07/29/05 10:02 3 pgs
Fees:18.00 Taxes:148.00

20050729-0088746

THIS INSTRUMENT PREPARED BY: **J. Stephen Brown P.C.** **P. O. Box 792** **326 North Cumberland** **Lebanon, TN 37087** **615-444-3299**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $40,000.00 Steven M T **Affiant** Subscribed and sworn to before me, this 28th day of July, 2005. Jennifer Porth Notary Public My Commission Expires: 11/10/07

JENNIFER PORTH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Steven Mark Turner 5007 Timber Trail Mt. Juliet, TN 37122	SAME	106-14-0-006.00 6DA 10205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORIA JEAN MITCHELL AND WILLIAM LEE MITCHELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEVEN MARK TURNER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the north margin of Gatlin Drive, the common corner of Lots 18 and 19; thence with the line between said lots, northerly 139.2 feet to a point; thence westerly 85 feet to the easterly margin of Carloss Drive; thence with the margin of said Drive, southerly 119.6 feet to the beginning of a curve; thence with said curve, southeasterly 31.42 feet to the northerly margin of Gatlin Drive; thence with the margin of said Drive, easterly 65 feet to the beginning.

Being the same property conveyed to Isaac G. Frady and wife, Lillie Mae B. Frady by deed from Louis L. Finney and wife, Elizabeth Finney, of record in Book 1880, page 573, Register's Office for Davidson County, Tennessee. The said Isaac G. Frady having predeceased Lillie Mae B. Frady and the said Lillie Mae B. Frady having since died and her will devised subject property to Gloria Jean Mitchell and William Lee Mitchell, being recorded as Instrument No. 20050713-0081133, Register's Office for Davidson County, Tennessee, and at Will Vol. #V5852-1960566, Probate Court's Office of Davidson County, Tennessee.

Subject property is not the usual place of residence of either of the Grantors or their spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 141, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4346, page 5888, Register's Office for Davidson County, Tennessee.

This is improved property known as 1967 Gatlin Drive, Nashville, TN 37210.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28 day of July, 2005.

Gloria Jean Mitchell
Gloria Jean Mitchell

William Lee Mitchell
William Lee Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA JEAN MITCHELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2005.

Jennifer Porth
Notary Public

My Commission Expires: 11/10/07

JENNIFER PORTH
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM LEE MITCHELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2005.

Jennifer Porth
Notary Public

My Commission Expires: 11/10/07

JENNIFER PORTH
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.