Davidson County DEEDWARR
Recvd: 09/13/05 11:41 2 pgs
Fees:13.00 Taxes:307.10

20050913-0109919

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

ATT VIXAYVONG
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 11/24/2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August 2005.

Notary Public
My commission expires: 11/24/08

04-0507-52124

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gabriel E. Ayala	1st Trust Bank For Savings	173-1-202
1218 Westridge Court	P.O. Box 17257	
Antioch TN 37013	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Patricia Cliett Mitchell Revocable Living Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gabriel E. Ayala, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2-A, on the Plan of Dreamland Estates Southeast, Section 3, Zone Lot Division of Lots 1 thru 5 and 7 thru 16, of record in Book 5200, Page 649, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to The Patricia Cliett Mitchell Revocable Living Trust by Quitclaim Deed from Harold D. Mitchell and wife, Patricia C. Mitchell, dated January 24, 2000, of record in Instrument No. 20000125-0008097, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1218 Westridge Court, Antioch, TN 37013**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15th day of August, 2005.

Patricia C. Mitchell Atty in fact.
Harold D. Mitchell by

Harold D. Mitchell, by Patricia C. Mitchell, As Atty in Fact

Patricia C. Mitchell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia C. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of August, 2005.

Att Vixayvong
State of Tennessee at Large

My Commission expires 11/24/08

ATT VIXAYVONG NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 11/24/2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patricia C. Mitchell, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Harold D. Mitchell and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 15th day of August, 2005.

NOTARY PUBLIC AT LARGE

My commission expires; _____

ATT VIXAYVONG NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 11/24/2008