WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Robert C. Mitchell III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert C. Mitchell, III	JP Morgan Chase Bank, NA	Map 098
5300 Roxborough Pass	5409 Maryland Way, Suite 202	Group 02-0
Hermitage, TN 37076	Brentwood, TN 37027	Parcel 041.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nora Lee Edwards Fasig, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert C. Mitchell, III
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2, on the Plan of Phase II-A, Roxborough East, of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Henry C. Fasig, Jr. and wife, Nora Lee Edwards Fasig by deed from Larry W. Powell, unmarried, of record in Book 9434, Page 383, Register's Office for said County, dated August 8, 1994. The said Henry C. Fasig, Jr. now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 8727, Page 739, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 390, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5300 Roxborough Pass, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 30th day of September, 2005.

Nora Lee Edwards Fasig

Nora Lee Edwards Fasig

Davidson County DEEDWARR
Recvd: 10/04/05 12:35 2 pgs
Fees:13.00 Taxes:554.63

20051004-0119255

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nora Lee Edwards Fasig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2005.

My Commission Expires: 01/27/07

Notary Public

