RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44143

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDWARR
Recvd: 10/06/05 10:14 2 pgs
Fees:13.00 Taxes:693.75

20051006-0120555

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ralph O. Mitchell, Jr. and David E. Fry 2068 Graceland Drive Goodlettsville, TN 37072	Suntrust Mortgage, Inc. 201 Fourth Ave. N, 7th Fl Nashville, TN 37219	Map 7-15 Parcel 041.00 Field Book 10D 23889

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY ANNE FILSON, joined by her husband, RONNIE L. FILSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RALPH O. MITCHELL, JR. and DAVID E. FRY, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", the survivor's heirs or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 112 on the Plan of Grizzard Mannor, Section 5, as of record in Book 4675, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Jerry Anne Filson by Deed from Ronnie L. Filson, filed for record as instrument number 20050310-0026824, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 2068 Graceland Drive, Goodlettsville, Tennessee 37072.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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, the survivor's heirs or their assigns forever.

And the GRANTOR, JERRY ANNE FILSON, does hereby covenant with the said GRANTEES, that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the taxable year 2005, which are a lien, but not yet due and payable.

2. Subject to all matters as shown on the plan of Grizzard Mannor, Section Five, filed for record in Book 4675, page 163, Register's Office for Davidson County, Tennessee, as amended by instruments filed for record in Book 5067, page 912 and Book 5724, page 533, Register's Office for Davidson County, Tennessee.

3. Subject to restrictive covenants filed for record in Book 4875, page 228, Register's Office for Davidson County, Tennessee.

And, the GRANTOR, JERRY ANNE FILSON, does further covenant and bind herself, her heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEES, the survivor's heirs or their assigns, against the lawful claims of all persons whomsoever.

Ronnie L. Filson, husband of Jerry Anne Filson, joins in this conveyance to convey any and all right, title or interest he may have in the said property, marital or otherwise.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

Jerry Anne Filson

JERRY ANNE FILSON

Ronnie L. Filson

RONNIE L. FILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Anne Filson, and husband, Ronnie L. Filson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of September, 2005.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Jerry Anne Filson

Affiant

Sworn to and subscribed before me, this the 29th day of September, 2005.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009