Davidson County DEEDWARR
Recvd: 01/19/06 12:03 4 pgs
Fees:22.00 Taxes:0.00

20060119-0007271

NEW OWNER(S) AND ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Robert E. Mitchell Barbara J. Mitchell 315 Council Bluff Pkwy Murfreesboro, TN 37127	Same as New Owner	092 15 0A 209.00 092 15 0A 105.00 131 05 0B 111.00

DEED BY ADMINISTRATOR

THIS INDENTURE made the17th day of January, 2006, by Robert E. Mitchell, Administrator for the Estate of Carl E. Mitchell (hereinafter referred to as "Grantor"), and Robert E. Mitchell and spouse, Barbara J. Mitchell (hereinafter collectively referred to as "Grantee").

W I T N E S S E T H:

WHEREAS, Carl E. Mitchell owned the herein described properties pursuant to deeds recorded in the Register's Office of Davidson County, Tennessee, Instrument number 20030219-0021702, Book 11140, Page 670, and Book 9453, Page 225; and

WHEREAS, Carl E. Mitchell died on September 22, 2005; and

WHEREAS, an administration of the Estate of Carl E. Mitchell has been filed in the General Sessions Court of Rutherford County, Tennessee on November 4, 2005; and

WHEREAS, Robert E. Mitchell was appointed Administrator for the Estate of Carl E. Mitchell;

NOW, THEREFORE, IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, transfer and convey unto Grantee the following described real estate located in Davidson County, Tennessee:

See Exhibit A, attached hereto.

For prior title, see deeds recorded under instrument number 20030219-0021702, and in Book 11140, Page 670 and Book 9453, Page225, said Register's Office.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither H. Wayne Grant nor Grant, Konvalinka & Harrison, P.C. shall have

LAW OFFICES
GRANT, KONVALINKA
& HARRISON, P.C.
NINTH FLOOR
REPUBLIC CENTRE
633 CHESTNUT STREET
CHATTANOOGA, TN 37450

any liability for the status of title to the property or for the accuracy of such information.

TO HAVE AND TO HOLD said real estate unto Grantee, their heirs, executors and administrators, in fee simple forever.

Grantor warrants and represents to and with Grantee, their heirs, executors and administrators, that Grantor is lawfully seized and possessed of the above-described real estate, that it has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that it will forever warrant and defend the title to the said real estate against all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has executed this Deed By Administrator on the day and year first above written.

Robert E. Mitchell

Robert E. Mitchell, Administrator for
the Estate of Carl E. Mitchell

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Before me, a Notary Public of the state and county aforesaid, personally appeared Robert E. Mitchell, Administrator for the Estate of Carl E. Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2006.

Jennifer Doherty

Notary Public

My commission expires:

11/22/08

JENNIFER DOHERTY
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

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STATE OF TENNESSEE)
COUNTY OF Hamilton)

I [we] hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is zero, which amount is equal to or greater than the amount which the property, or interest in the property, transferred would command at a fair and voluntary sale.

H. Wayne Grant
Affiant - Grantee

Sworn to and subscribed before me
this 17th day of January, 2006.

Jennifer Doherty
Notary Public

JENNIFER DOHERTY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires:

11/22/08

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EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being all of Unit No. 209 of Elliston Place Quarters, as described in Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with a 1/48th divided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Kathryn R. Gustafson by Warranty Deed of record dated June 27th, 2000, in Instrument No. 20000717-0070375, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 482, page 379, and Book 565, page 235; and any and all matters as described in Master Deed of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office of Davidson County, Tennessee

Tract II

LAND in Davidson County, Tennessee, being Unit No. 105 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office of Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

BEING the same property conveyed to Don Nixon and wife, Patsy Nixon by deed from GIR Investments, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman, and Edward Richey, of record in Book 7240, Page 254, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 482, Page 379; and Book 565, Page 235, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6657, Page 72; Book 7232, Page 259; and Book 6657, Page 106, said Register's Office.

Tract III

Being Apartment Unit No. 111 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, page 349, as amended at Book 6847, page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, page 30, all recording references to the Davidson County, Tennessee Register's Office, all of which are incorporated herein and reference is heraby by made to same for a complete identification and description of said Unit.

Being the same property conveyed to Carl E. Mitchell by deed from Clarence Sutherland, of record in Book 8332, Page 482, Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Summit Ridge Court, Nashville, Tennessee 37215.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED