Davidson County DEEDWARR
Recvd: 02/03/06 15:13 2 pgs
Fees:13.00 Taxes:656.75
20060203-0013990

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $177,500.00

Emily Vick
Affiant

Subscribed and sworn to before me, this 31st day of January 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Gabriel M. Mauldin	Wells Fargo Bank	098-05-0-A-09700CO
5645 Chestnutwood Trail	P.O. Box 5137	
Hermitage TN 37076	Des Moines, IA 50306	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeffrey T. Mitchell and wife, Sonia D. Miller, now Sonia D. Mitchell, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Gabriel M. Mauldin and wife, Autumn G. Mauldin, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 80, on the Plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey T. Mitchell and Sonia D. Miller in Instrument 20000202-0010777 recorded 02/02/2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) All matters shown on Plat recorded in Book 11700, page 2; (2) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10278, page 257; Book 10301, page 184; Book 10444, page 460 and Book 10640, page 944, and in any allied instrument(s) referred to in said restrictions; (3) Charter of Villages of Hampton Hall Homeowner's Association of record in Book 10290, page 261, all of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 5645 Chestnutwood Trail, Hermitage, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of January 2006.

Jeffrey T. Mitchell

Sonia D. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Mitchell and Sonia D. Mitchell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006010104