WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 13:34 2 pgs
Fees:13.00 Taxes:203.50

20060207-0015183

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 2006

DANIEL L. WISCHHOF STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 04/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. Mitchell (NAME)	Same As New Owner (NAME)	MAP 044-05-0
1015 W. Kirkland Ave., #200 (ADDRESS)	(ADDRESS)	PARCEL 154
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, J.P. Perdue, Trustee of the J.P. Perdue Revocable Living Trust Agreement U/A/D October 16, 1997 and J.P. Perdue, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George D. Mitchell, Unmarried

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:

LAND in Davidson County, Tennessee, BEING Lot No. 33 and the westerly 20 feet of Lot No. 32 on the unrecorded Map of Rayon City, made July 30, 1928, by John Wilkes, Civil Engineer, described as follows:

BEGINNING at a point in the northerly margin of Bridgeway Avenue, as now located, 109 feet east of the northeast intersection of said Avenue and Keeton Avenue, the common corner of lots Nos. 33 and 34 on said plan; thence with the line between said lots, northwardly 148.6 feet to the south line of lot No. 36, which point is 100 feet east of the easterly margin of Keeton Avenue; thence with the south line of lots Nos. 36 and 46 and the north line of lots Nos. 32 and 33, eastwardly 70 feet to a point, which point is 121.6 feet west of the westerly margin of Dupont or Newell Avenue, as measured along the south line of Lot No. 46; thence southwardly 151 feet, more or less, to the northerly margin of Bridgeway Avenue, thence with the same westwardly 73 feet to the point of beginning.

BEING the same property conveyed to J.P. Perdue, Trustee, Under Agreement Dated October 16, 1997, of the Perdue Revocable Living Trust Agreement and any Successors in Trust, by Quitclaim Deed from J.P. Perdue, Individually, dated October 16, 1997, of record in Book 10653, page 23, Register's Office for

CONTINUED

unimproved ( )
This is improved (X) property, known as 210 Bridgeway Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of February, 2006

J. P. Perdue, Trustee

J. P. Perdue, Individually

LEGAL DESCRIPTION CONTINUATION:

Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

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 J. P. Perdue, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Trustee of the The Perdue Revocable Living Trust Agreement dated October 16, 1997 and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6th day of February, 2006.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07

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 J. P. Perdue, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6th day of February, 2006.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07