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Davidson County DEEDWARR
Recvd: 02/09/06 15:09 3 pg:
Fees:18.00 Taxes:849.15

20060209-0016348

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES R. MITCHELL, III**, unmarried, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **SCOTT C. FENDLEY** **an unmarried person** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1A, AS SHOWN ON THE MAP ENTITLED BATTERY PARK SUBDIVISION, ZONE LOT DIVISION OF LOTS 1 AND 2, OF RECORD IN BOOK 6900, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. *6200, page 243, amended in Book

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES R. MITCHELL, III BY WARRANTY DEED OF BRIAN F. BOXELL, UNMARRIED DATED NOVEMBER 29, 2004 AND RECORDED DECEMBER 3, 2004 IN INSTRUMENT NO. 20041203-0144167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL:131-12-59

This property is known as: 1101 C Biltmore Drive, Nashville, TN 37204

Subject to Restrictions of record in Book 6900, 77, All matters shown on the Plat of record in Book 6900, Page 77; Subject to Joint Access Easement Maintenance Agreement of record in Book 9367, Page 93, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 31st day of January, 2006.

Grantor
James R. Mitchell, III

STATE OF Tennessee

COUNTY OF Davidson

On this 31st day of January, 2006, before me personally appeared James R. Mitchell, III to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
James R. Mitchell, III
2816 San Isidro St.
Tampa, FL 33629

Grantee(s) Name, Address, phone:
Scott C. Fendley
1101 C Biltmore Drive
Nashville, TN 37204
SEND TAX STATEMENTS TO :
New Owner
Scott C Fendley

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$229,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31 day of January, 2006.

Affiant

James R. Mitchell
Type or Print Name

Notary Public

W. Davis
Type or Print Name

W. WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
(Seal)

My commission expires:

My Commission Expires JAN. 20, 2009