Davidson County DEEDWARR
Recvd: 03/15/06 11:43 2 pgs
Fees:13.00 Taxes:629.00
20060315-0029809

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14548RY

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Please Return To:
Realty Title & Escrow Company
808 North Mt. Juliet Road
Mt Juliet, TN 37122

Property Address:
4456 Bench Mark Drive, Antioch, TN 37013

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, **Nana Afoakwa**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Chase K. Mitchell, an unmarried man, and Jimmy R. Mitchell, a married man,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 182 on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 2, Section I, as shown by plat of record in Plat Book 7900, Pages 763 and 764, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from JCH Development Company, Inc., dated July 18, 2003, and recorded July 22, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200307220102407.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

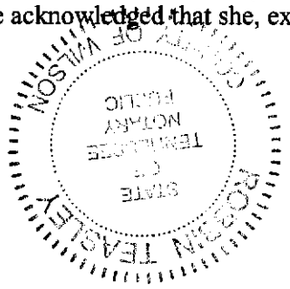
The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 27th day of February, 2006.

_____{Seal}
Nana Afoakwa

State of TENNESSEE
County of DAVIDSON

On this the 27th day of February, 2006, before me, the undersigned officer, personally appeared Nana Afoakwa, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.



_____
Notary Public

My Commission expires: 11-27-2006

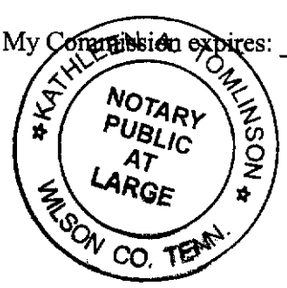
I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 27th of February, 2006.

_____
Notary Public

My Commission expires: 2-24-08



Name of Owner and Property Address:
Chase K. Mitchell and Jimmy R. Mitchell
4456 Bench Mark dr.
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Chase K. Mitchell and Jimmy R. Mitchell
4456 Bench Mark dr.
Antioch, TN 37013

Tax Parcel ID#: 151-09-0-A-182.00CO