RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 46998

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/05/06 14:23 3 pgs
Fees:18.00 Taxes:1043.40
20060405-0039203

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Justin Mitchell Amanda Mitchell 1417 Woodland Street Nashville, Tennessee 37206	First Horizon Home Loans 1555 W. Walnut Hill Lane, #200 Irving, TX 75038

TAX MAP-PARCEL NUMBERS: 0839040800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$282,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Herman C. Kinter II and Kristen E. Kinter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Thomas **Justin Mitchell and** wife, **Amanda Mitchell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 9 on the Plan of the Subdivision of the A.V.S. Lindsley 29-acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50.0 feet on the northerly side of Woodland Street, as widened and runs back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to Herman C. Kinter, II and wife Kristen E. Kinter by deed from Roy Barnett and Kathy Barnett of record in Doc No,20020705-0080730, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 66, said Register's Office,

This instrument is executed on behalf of Herman C. Kinter II and Kristen E. Kinter by Steve Myers as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1417 Woodland Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2006 .

Herman C. Kinter II by Steve Myers Atty-In-Fact

Herman C. Kinter II By:Steve Myers, Atty-in-Fact

Kristen E. Kinter by Steve Myers Atty-in-Fact

Kristen E. Kinter By:Steve Myers, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 31st day of March, 2006 , before me the undersigned authority, personally appeared **Steve Myers** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____
Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $282,000.00

Ester Bradley
Affiant

Sworn and subscribed before me this 31st day of March, 2006

Rachel Atkinson
Notary Public

My Commission Expires: 10/07/2009

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 , **Steve Myers** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Herman C. Kinter II and Kristen E. Kinter** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Herman C. Kinter II and Kristen E. Kinter

TO: Justin Mitchell and Amanda Mitchell

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Steve Myers, Affiant

Sworn to and subscribed before me this 31st day of March, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007