THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/02/06 13:44 2 pgs
Fees:13.00 Taxes:627.15
20060502-0050473

Our File Number: 23784D

MAP/GROUP/PARCEL:
034-03-0/073.00
NEW OWNER'S NAME AND ADDRESS:
JAMES W. MITCHELL & SHELIA M. MITCHELL
2113 EAST HILL DRIVE
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN JENNINGS and JERELYN JENNINGS, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, JAMES W. MITCHELL and SHELIA M. MITCHELL, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 178 ON THE PLAN OF SHEPHERD HILLS, SECTION V, AS OF RECORD IN BOOK 2854, PAGE 119, (ERRONEOUSLY STATED AS BOOK 2843 IN PREVIOUS QUITCLAIM DEED) REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 125 FEET ON THE SOUTHEASTERLY SIDE OF EAST HILL DRIVE AND RUNS BACK 290 FEET ON THE NORTHEASTERLY LINE AND 291.1 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 141.2 FEET.

The subject property is improved property known as 2113 EAST HILL DRIVE, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Istrument Number 20012200152612, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

JOHN JENNINGS

JERELYN JENNINGS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN JENNINGS and JERELYN JENNINGS, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville Tennessee on this the 27th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $169,500.00.

AFFIANT

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE