Davidson County DEEDWARR
Recvd: 06/27/06 13:13 2 pgs
Fees:13.00 Taxes:499.50

20060627-0076782

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

James D. Mitchell
Affiant

Subscribed and sworn to before me this 22nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

G-VRE-06-3228

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Mitchell	James D. Mitchell	
3228 Country Lawn Drive (ADDRESS)	(NAME) 3228 Country Lawn Drive (ADDRESS)	15-7-209.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FREDRICK M. KIRBY AND WIFE, JOANNE K. KIRBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES D. MITCHELL AND WIFE, DONNA J. MITCHELL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 186 ON THE PLAN OF THE COUNTRY, SECTION 5, OF RECORD IN PLAT BOOK 5200, PAGES 271 AND 272, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FREDRICK M. KIRBY AND WIFE, JOANNE K. KIRBY BY WARRANTY DEED FROM JAMES W. HILBORN, IV AND WIFE, TAMMY HILBORN, RECORDED ON THE 27TH DAY OF AUGUST, 1990 IN DEED BOOK 8182, PAGE 713, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 271 & 272; and Book 5635, page 547, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3228 Country Lawn Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of June, 2006.

Fredrick M. Kirby

Joanne K. Kirby

STATE OF Tennessee
COUNTY OF Davidson

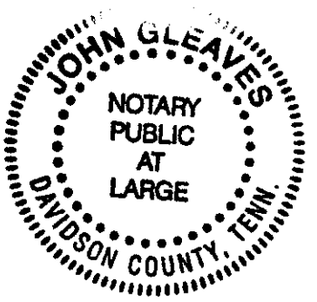
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fredrick M. Kirby and Joanne K. Kirby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903