Davidson County DEEDWARR
Recvd: 07/05/06 11:49 2 pgs
Fees:13.00 Taxes:198.69

20060705-0080078

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44747 FILE BOX "7"

WARRANTY DEED

ALAN T. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$54,200.00.~~ 53,700-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26 DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MONA MITCHELL ET AL	**SAME**	**91-9-A-5**
6042 Deal Avenue		**8DA 61705**
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, BETTIJO LEGAN, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONA MITCHELL and son, SCOTT P. MITCHELL, as Joint Tenants with Rights of Survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Unit 5 of the Deal Avenue Planned Unit Development, of record in Book 6200, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bettijo Legan by deed from Robert L. Roland and wife, Joyce H. Roland of record in Book 10367, page 699, Register's Office for Davidson County, Tennessee.

This is improved property known as **6042 Deal Avenue, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of June, 2006.

Bettijo Legan by Tim Villager ATTORNEY-IN-FACT

BETTIJO LEGAN
By: TIM VILLAGER, ATTORNEY-IN-FACT

STATE OF TENNESSEE)

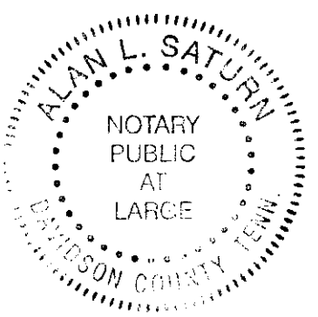
COUNTY OF DAVIDSON)

On this the 26 day of June, 2006, before me personally appeared TIM VILLAGER, to me known to be the person who executed the foregoing instrument in behalf of BETTIJO LEGAN, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said BETTIJO LEGAN, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29/2006



My Commission Expires July 29, 2006