G#19856-3
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
John T. Cook

BOX #14A
~~BOX~~
File #06-1305

Davidson County DEEDWARR
Recvd: 07/19/06 14:04 2 pgs
Fees:13.00 Taxes:717.80
20060719-0087157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Lori Mitchell and husband, Sam Mitchell, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Michael L. Morin and wife, Mary J. Rosenthal, 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:

Being Lot No. 4 on the Plan of Moss Rose Heights, Section 2, not of record, described according to a survey made by Blanchard and Parrish Engineers, as follows:

Beginning on the easterly margin of Maxey Lane at a point 470.0 feet, more or less, south of the southwest corner of the property conveyed to M.H. Estes and wife, by deed from Weakley J. Tune and wife, in Book 1132, page 195, said point being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with said line, southwardly 60.0 feet to the corner of Lots 4 and5; thence with the line between said two lots, eastwardly 170.0 feet; thence northwardly 65.0 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, westwardly 170.0 feet to the beginning.

Being the same property conveyed to Lori Mitchell and husband, Sam Mitchell by deed from James R. Center and wife, Donna E. Center, dated March 26, 1999, or record in Book 11408, page 291, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1815 Riverwood Drive, Nashville TN, 37216.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 14 day of July, 2006

Lori Mitchell

Sam Mitchell

State of Tennessee)
County of Davidson)

On this 14 day of July, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lori Mitchell, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 14 day of July, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sam Mitchell, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 194,000.00.

Affiant

Sworn and subscribed before me on this the 14 day of July, 2006.

Notary Public

My Commission Expires: 3/22/09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael L. Morin 1815 Riverwood Drive Nashville, TN 37216	Bank of America, N.A. PO Box 17404 Baltimore, MD 21297-1404	73-1-60