THIS INSTRUMENT PREPARED BY:
Paul W. Moser
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2006 Davidson County, Tennessee.

Notary Public

My commission expires: 3/31/07

WARRANTY DEED

ADDRESS NEW OWNER:
Jamison Ray Mitchell & Amy Mitchell
246 Cumberland Circle
Nashville, TN 37215

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
3011 Armory Drive
Nashville, TN 37204

MAP/PARCEL:
96-5-15

THIS INDENTURE, made this the 23rd day of August, 2006, between **ELIZABETH QUALLS JOHNSON**, ** First Party, and **JAMISON RAY MITCHELL and AMY MITCHELL, both married persons,** * Second parties.

** a/k/a Elizabeth Q. Johnson

* M.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Parties, the following described premises, to wit:

Land in Davidson County, Tennessee, being the easterly 69 feet front and 80 feet rear of Lot No. 90 on the Plan of Bluefields, as of record in Book 843, page 34, Register's Office for said County, being Lot "J" on the Plan or R.D. Stanford's Resubdivision of Lots 90, 91, 92 and 93, etc., not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, April 6, 1940, as follows:

Beginning on the southerly margin of Cumberland Circle at the corner of Lots Nos. 89 and 90 as shown on the first mentioned plan; thence with the line between said two lots, southwardly 309.1 feet, more or less, to the northerly line of a 2 foot reserved strip; thence with said strip westwardly 80 feet to the line between lots "I" and "J" as shown on said last mentioned plan; thence with the line between said two lots northwardly 307 feet, more or less, to the southerly margin of Cumberland Circle; thence with said Circle eastwardly 69 feet to the beginning.

Being the same property conveyed to Elizabeth Qualls Johnson, heir at law, said property being conveyed by right of survivorship, as tenants by the entirety, upon the death of her spouse, Wilburn C. Johnson, on **March 7, 1976**, and being the same property conveyed to Wilburn C. Johnson and wife, Elizabeth Qualls Johnson, by Warranty Deed from J. Irvin McDonough and wife, Evelyn McDonough, R.D. Stanford Jr. Trustee, of record in Record Book 2488, Page 579, said Register's Office in Davidson County, Tennessee.

Elizabeth Qualls Johnson and Elizabeth Q. Johnson

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties her heirs and assigns forever.

And said First Parties, for them and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for

Davidson County DEEDWARR
Recvd: 08/28/06 10:37 2 pgs
Fees:13.00 Taxes:765.90
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the year 2006, which are to be prorated between the Parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands, and seals the day and year first above written.

Elizabeth Qualls Johnson by
Amanda J. Denton, Attorney in Fact

Elizabeth Qualls Johnson
by Attorney in Fact Amanda J. Denton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amanda Denton, attorney in fact for Elizabeth Qualls Johnson, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, this the 23rd day of August, 2006.

ERIN D. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

E. D. Moser
NOTARY PUBLIC

My Commission Expires: 7-24-2010