2DB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/07 14:09 2 pgs
Fees:13.00 Taxes:499.50

20070301-0025495

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 211, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis C. Hixon	Franklin American Mortgage	MAP 061-11
(NAME)	(NAME)	
924 Curdwood Blvd.	501 Corporate Centre Dr.,Ste 400	PARCEL 065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mark Forrester, Conservator of Edith Louise Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis C. Hixon and wife, Amy E. Hixon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 3 on the Map of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said Lot.

Being the same property conveyed to Lloyd F. Mitchell and Edith Louise Mitchell as tenants in common with right of survivorship by Quitclaim Deed dated June 12, 1986, from Lloyd F. Mitchell, unmarried, of record in Book 6885, Page 125, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Lloyd F. Mitchell by Warranty Deed dated December 30, 1974, from Lillian F. Mitchell, a widow, of record in Book 4878, Page 51, Register's Office for Davidson County, Tennessee. The said Lloyd F. Mitchell having since died on July 27, 2006 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Mark Forrester, Conservator of Edith Louise Mitchell, executes this conveyance pursuant to the Order of the Probate Court for Davidson County, Tennessee, Case No. 07P-254.

unimproved ( )
This is improved (X) property, known as 924 Curdwood Blvd., Nashville, TN 37216
(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 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 27th day of February, 2007

Edith Louise Mitchell
By Mark Forrester, Conservator

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK FORRESTER the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Edith Louise Mitchell, as her Conservator and who acknowledged that he as the Conservator executed the same as the free act and deed of the said Edith Louise Mitchell.

Witness my hand and official seal at Goodlettsville, TN, **this the** 27 **day of February, 2007.**

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(SEAL)