WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 90,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 9th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

LEROY JOHNSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.

Davidson County DEEDWARR
Recvd: 03/19/07 13:09 2 pgs
Fees:13.00 Taxes:333.00

20070319-0032986

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07020001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
George D. Mitchell 1015 W. KIRKLAND NASHVILLE, TN 37216	New Owner	044 - 14 - 0 / 92.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by George D. Mitchell, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JASON MILLER MINTON**, and wife, **STACY MINTON**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

GEORGE D. MITCHELL, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Rolling Green Subdivision, Section 1, of record in Book 1424, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Miller Minton, a single person by deed from Johna R. Hardison, Conservator for Ida C. Hardison of record in Book 8897, page 223, Register's Office for Davidson County, Tennessee. Stacy Minton, spouse of Jason Miller Minton executes this document to convey any right title or interest she has, marital or otherwise.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEE.
Property is subject to all matters shown on the plan of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee. Subject to easement for utilities and ingress and egress thereto over the rear 10 feet of the premises as reserved in deed of record in Book 1641, page 594, Register's Office for said County.

This is improved property known as: 809 Fowler Street, Old Hickory, TN. 37138.

Witness our hands this 9th day of March, 2007.

Jason Miller Minton

Stacy Minton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Jason Miller Minton the bargainor(s), 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 at Old Hickory, Tennessee this 9 day of March, 2007..

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-27-2008

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Stacy Minton the bargainor(s), 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 at Old Hickory, Tennessee this 9 day of March, 2007..

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-27-2008

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WARRANTY DEED

From: Jason Miller Minton
and wife,
Stacy Minton

To: George D. Mitchell

Property: Duplex
#811
809 Fowler Street
Old Hickory, TN. 37138

This instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
2217 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

www.ljelaw.com