BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#20376-1

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

Tracy K. Arnold
Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/27/07 13:55 2 pgs
Fees:13.00 Taxes:425.50
20070327-0036618

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric P. Arnold and		
Tracy K. Arnold	**SunTrust Mortgage, Inc.**	**Map 083-02-0, Parcel 309.00**
418 Lake Hurst Drive	**P. O. Box 79041**	
Nashville, TN 37206	**Baltimore, MD 21279-0041**	

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,

George Mitchell, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric P. Arnold and Tracy K. Arnold, husband and wife

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 the southerly 50 feet of the northerly 99 feet of Lot No. 5 on the Plan of Brownsville, as of record in Book 21, Page 9, and in Book 161, Page 67, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50 feet on the easterly margin of Manchester Avenue and extends back 200.00 feet on the northerly line and 201.7 feet on the twice broken southerly line to a dead line at an alley in the rear measuring 48.5 feet thereon.

BEING the same property conveyed to George Mitchell, married, by Special Warranty Deed from Equi Vantage, Inc., dated April 22nd, 1999, of record in Book 11462, Page 363, Register's Office for Davidson County, Tennessee. The said George Mitchell having since been divorced.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__XX__) unimproved (____) property, known as: **__312 Manchester Drive, Nashville, TN 37206__**.

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/our hand(s) this **23rd** day of **March, 2007.**

George Mitchell

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 **George Mitchell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **March, 2007.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08