WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/07 14:11 1 pgs
Fees:13.00 Taxes:281.20

20070724-0087884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires JULY 22, 2009

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERESA DAWN MITCHELL	CIT GROUP	150-07-472
3316 OAK TREES COURT	545 MARRIOT DRIVE SUITE 610	
ANTIOCH TN 37013	NASHVILLE, TN 37214	
(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,

MARY ELAINE BOWERS n/k/a Mary Elaine Dodson and spouse Kim T. Dodson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO

TERESA DAWN MITCHELL

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:

Property being known as 3316 Oak Tree Court, Antioch, TN 37013 and being described as follows:

BEING Lot No. 54-B , Zone Lot Division of Lakeshore Woods, Section 2, of record in Plat Book 6250, page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Petrucelli and wife, Catherine Petrucelli by deed from CDT Properties, LTD. of record in Book 6571, page 248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 6063, page 351, Book 6112, page 546 and in Book 6230, page 385, said Register's Office.

Being the same property conveyed to Mary Elaine Bowers by Warranty Deed from James Petrucelli dated 06/20/1994 and recorded on 06/22/1994 of record in Book 9385, Page 478 said Register's Office for Davidson County, Tennessee.

This is: Unimproved ( )
Improved (X) Property, known as: 3316 OAK TREES COURT, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 16th day of July, 2007.

Mary Elaine Bowers

Mary Elaine Bowers
n/k/a Mary Elaine Dodson

Kim T. Dodon

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **Mary Elaine Bowers** n/k/a Mary Elaine Dodson and Kim T. Dodson the bargainer 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 Nashville, Tennessee, this 16 day of July, 2007.

Commission Expires:

My Commission Expires JULY 22, 2009

Notary Public