Davidson County DEEDWARR
Recvd: 08/03/07 14:00 2 pgs
Fees:13.00 Taxes:1165.50

20070803-0092768

# Warranty Deed

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|---|---|
| LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $315,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the ~~31st~~ day of July, 2007.<br><br>Notary Public<br><br>My commission expires: 3-21-09 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Elliott C. Mitchell, III<br>Marie F. Mitchell | Regions Bank dba<br>Regions Mortgage | Map: 91-15 |
| 317 50th Avenue North | 2050 Parkway Office Circle | Parcel: 213 |
| Nashville, TN 37209 | Birmingham, AL 35244 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID W. SMITH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT C. MITCHELL, III AND WIFE, MARIE F. MITCHELL,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Block No. 9 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, said Register's Office.

Said part of said block fronts 50 feet on the westerly side of 50th Avenue, North and runs back between parallel lines along the north margin of Elkins Avenue, 160 feet to a dead line.

Being the same property conveyed to David W. Smith by deed from Roxan R. Vandivort of record in Instrument 200108020082611, said Register's Office, dated July 27, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 317 50th Avenue North, Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

* Marie F. Mitchell is also known as Marie Fagen Mitchell

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2007.

David W. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David W. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2007.

Notary Public

My Commission Expires: November 22, 2010

