This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/27/07 12:16 3 pgs
Fees:18.00 Taxes:558.70
20070827-0102430

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Samuel K. Mitchell **Marietta A. Mitchell** **1202 Littonwood Drive** **Nashville, Tennessee 37216**	**Same**	**061-08-0-117.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Anne Luton-Locke**, an unmarried person (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Samuel K. Mitchell**, an unmarried person and **Marietta A. Mitchell,** a married person (hereinafter called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being Lot No. 34 of Section 3, McGaughey Heights, as of record in Book 1835, page 120, Registers Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly side of Littonwood Drive at the corner of Lots Nos. 34 and 35; thence with the line between said lots, southwardly 199.1 feet; thence westwardly 103.3 feet to the easterly margin of Hedgewood Drive; thence with the easterly margin of said Drive, northwardly 177.3 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.9 feet to the southerly margin of Littonwood Drive; thence with said Drive, eastwardly 81.4 feet to the beginning.

Being the same property conveyed to MARJORIE HELEN LUTON, by deed from TRAVIS O. IVES and MARY ANN REESE, Administratrix with the Will annexed of Kathleen F. Evans, of record as Book 7460, page 107, dated September 25, 1987, subsequently, partially conveyed to ANNE LUTON-LOCKE by deeds from MARJORIE HELEN LUTON, of record as Instrument No. 20020619-0073965, Instrument No.

20030131-0013745, Instrument No. 20050105-0001992 and Instrument No. 20050831-0104688, said Register's Office.

This is improved property commonly known as: **1202 Littonwood Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever, provided however this conveyance is expressly subject to the following matters: (i) Davidson County taxes for 2007, a lien, but not yet due and payable, (ii) Matters shown on the Plan of record as Book 1835, page 120, said Register's Office.

The Grantor, for him/herself and his/her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind him/herself and his/her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 23rd day of August, 2007.

Anne Luton-Locke

Anne Luton-Locke

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Anne Luton-Locke** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2007.

Kimberly P. Hurst

Notary Public
My commission expires: 5-2-2011

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $151,000.00.

Linda Gayle Barnes
Affiant

Sworn to and subscribed before me this
23rd day of August, 2007.

Kimberly P. Hurst
Notary Public
My Commission Expires: 5-2-2011

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Exp... MAY ... 2011