McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 09/17/07 12:41 2 pgs
Fees:13.00 Taxes:647.50
20070917-0111016

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Runion Properties, LLC 1243 Dickerson Road Nashville, TN 37219	Same	Map: 33; Parcel: 83

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS ($175,000.00), and other good and valuable consideration, **WALLACE P. MITCHELL, UNMARRIED,** the receipt of which is hereby acknowledged, has this day bargained and sold, and does hereby transfer and convey unto the said **RUNION PROPERTIES, LLC**, a Tennessee Limited Liability Company, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the northwesterly margin of the Dickerson Pike, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, North 30 degrees west 676.3 feet to the southerly margin of Dry Creek Road; thence with the margin of same, South 87 degrees East 166.21 feet to the northwesterly corner of a part of said lot conveyed to Robert J. Hastings by deed from D. M. Moore and wife, of record in Book 919, Page 101, said Register's Office; thence with Hastings' line, South 30 degrees East 585.5 feet to the northwesterly margin of the Dickerson Pike or Dixie Highway; thence with the margin of the same, South 60 degrees West 139.3 feet to the point of beginning, containing 2.01 acres,. more or less.

Being the same property conveyed to Wallace P. Mitchell and wife, Patsy M. Mitchell, by deed, from Bessie K. Bloodworth, a widow of record in Book 4868, Page 174, Dated November 13, 1974, Register's Office for Davidson County, Tennessee. Now being divorced by Judgment of record in Book 5163, Page 883, Register's Office for Davidson County, Tennessee.

Included in the Above Description But Excluded from this conveyance is: Land in Davidson County, Tennessee, being the north part of westerly part of Lot No. 4 of D. M. Moore's Land on the Dickerson Pike, as recorded in Book 843, page 63, said Register's Office, and more particularly described according to a survey by John M. Sullivan, January 31, 1956, as follows: Beginning at the common corners of Lots 3 and 4 of said Lands on Campbell Lane, thence following said land, south 87 deg. 166.21 feet to a point;

thence south 30 deg. East 357.4 feet to a point; thence south 60 deg. 45 min. west 139.3 feet to a point; thence north 30 deg. west 447 feet to the point beginning.

Being the same property conveyed out by Deed of record in Book 2546, page 203, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater for this transfer is $175,000.
Subscribed and sworn to before me this 7th day of September, 2007.
My Commission Expires: 9/16/09
(Affix Seal)

Affiant

Notary Public

Carlton Drumwright State of Tennessee Notary Public Williamson County

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns, forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 7 day of Sept, 2007.

WALLACE P. MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melinda Novak, a Notary Public in and for said County and State, **WALLACE P. MITCHELL,** 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 and official seal at Goodlettsville, Tennessee, this the 7th day of September, 2007.

NOTARY PUBLIC

My Commission Expires: 1-3-2011

MELINDA J. NOVAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011