THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Riney Title** **5300 Maryland way Suite #101** **Brentwood, TN 37027** **FTEC File No. 27319**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me this 11th day of January, 2008. Notary Public My Commission Expires: 5-14-2011

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles A. Mitchell, and Leslie V.Mitchell 5501 Saddlewood Lane Brentwood, TN 37027	Bank of America 900 W. Trade Street, Charlotte, NC 28255	Map and Parcel No.: 171080C033.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly B. Roads**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Mitchell and wife, Leslie V. Mitchell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5501 Saddlewood Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Stephen Schlapman has joined in this conveyance to convey any and all marital interest he may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of January, 2008.

Kimberly B Roads by Legina Chaudoin Attorney in Fact
Kimberly B. Roads
By Legina Chaudoin as her Attorney in Fact

S. Stephen Schlapman by Legina Chaudoin Attorney in Fact
Stephen Schlapman
By Legina Chaudoin as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/15/08 09:35 2 pgs
Fees:13.00 Taxes:1443.00
20080115-0004380

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Legina Chaudoin, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kimberly B. Roads and Stephen Schlapman as their Attorney-In-Fact, and as the free act and deed of the within named Kimberly B. Roads and Stephen Schlapman

.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of January, 2008.

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

J. Mil Morgan
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section One, Williamsburg at Brentwood, as of record in Plat Book 9700, page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steven W. Roads and wife, Kimberly B. Roads by deed dated February 28, 1997 from Beazer Homes Corporation dba Phillips Builders of record in Book 10364, page 598, Register's Office for Davidson County, Tennessee. Steven W. Roads having since died.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Williamsburg at Brentwood of record in Book 9931, page 627, amended in Book 10301, page 182, Book 10640, page 953, and supplemented in Book 10853, page 518, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Williamsburg at Brentwood Homeowners Association of record in Book 9935, page 41, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7913, page 120; Book 8175, page 792, and Book 8259, page 206, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 99, Register's Office for Davidson County, Tennessee.
6. Permanent Easement and right of way for street purposes of record in Book 6590, page 37, Register's Office for Davidson County, Tennessee.