Davidson County DEEDWARR
Recvd: 03/17/08 15:42 2 pgs
Fees:13.00 Taxes:351.50
20080317-0026928

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kendell R. Mitchell
1202 Haysboro Avenue
Nashville, TN 37216

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 061-04-0
PARCEL 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James E. Williams, Executor of the Estate of James Fletcher Williams,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kendell R. Mitchell and wife, Marietta A. 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:

Being the easterly part of Lot No. 14 on the Map of M.C. McGaugheys 1st Haysboro Subdivision as of record in Plat Book 843, Page 23, Register's Office for Davidson County, Tennessee and being further described as follows:

Said part of said lot fronts 90.3 feet on the north side of Haysboro Road and runs back between lines 138 feet, more or less, on the westerly line and 147.2 feet on the easterly line to the south line of Lot No. 13 on which it measures 90 feet.

Being the same property conveyed to J. F. Williams and wife, Mary L. Williams by Warranty Deed from Murdock Acceptance Corporation, dated July 2, 1953 and of record in Book 3575, Page 601, Register's Office for Davidson County, Tennessee.
Mary L. Williams deceased on February 3, 2003 which left said property to J. F. Williams by Tenancy By The Entirety.
J. F. Williams deceased October 4, 2006 leaving said property to James E. Williams and also appointing him as Executor of the Estate as shown by Will No. 07P087, in the Probate Court for Wilson County, Tennessee.
J. F. Williams and James Fletcher Williams is one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; easements, covenants and conditions as shown on the plan of record in Plat Book 843, Page 23, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.
THIS PROPERTY IS CONVEYED "AS IS" AND "WHERE IS"
Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **1205 Haysboro Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, 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 our hands this 7th day of March, 2008.

James E. Williams, Executor of the
Estate of James Fletcher Williams

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Williams, Executor of the Estate of James Fletcher Williams, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Kendell R. Mitchell
AFFIANT

Subscribed and sworn to before me this 7th day of March, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12