Davidson County DEEDWARR
Recvd: 04/01/08 12:03 3 pgs
Fees:18.00 Taxes:4070.00
20080401-0032506

THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 20th day of February, A. D. 2008, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and WALLACE P. MITCHELL, party of the second part,

WITNESSETH, that by order of Chancery Court, in the case of GERALDINE MITCHELL THOMAS, ET AL, Plaintiffs and WALLACE P. MITCHELL, ET AL, Defendants, Case No. 04-268-I, and entered as Order Control No. 623987, James T. Batts and RE/MAX Elite did on the 28th day of November, 2007, sell at public auction the real estate hereinafter described to WALLACE P. MITCHELL for ONE MILLION ONE HUNDRED THOUSAND DOLLARS AND NO CENTS ($1,100,000.00), as appears from the order of said Court entered as Order Control Nos. 637452 and 644329, and the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to WALLACE P. MITCHELL and to his heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee and bounded and described as follows - viz:

> TWO TRACTS of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:
>
> TRACT NO. 1: BEING parts of Lots Nos. 2 and 6 on the Plan of the lands of Mrs. Parmelia E. Davis, deceased, as of record in Book 57, page 7, Register's Office for said County, described according to a survey made by John Setters, Surveyor, April 16, 1947, as follows:
>
> BEGINNING at the northeast corner of the property conveyed to J. C. Barker by deed from Bessie K. Caldwell and husband, of

record in Book 1247, page 167, said Register's Office; thence with said Barker's northerly line, north 70 deg. West 245 feet to said Barker's northwest corner; thence north 13 deg. East 1,622 feet to a large flat rock; thence south 87 1/2 deg. East 732 feet to a cedar tree; thence south 15 deg. east 36 feet, more or less, to a cedar stump; thence south 87 1/2 deg. East 49 feet to a stake in a fence in R. T. Rucker's line; thence south 2 deg. West 860 feet to a point in fence; thence south 3 deg. West 180 feet to a stake, J. C. Barker's northeast corner, thence with said Barker's line, as follows: South 79 1/4 deg. west 411 feet to a stake, north 256 3/4 deg. West 243 feet to a stake, south 61 deg. West 352 feet to a stake, south 3 deg. West 286 feet to a point in fence and south 5 deg. West 237 feet to the beginning, containing 23.90 acres, more or less.

TRACT NO. 2: BEGINNING at a point in the north margin of New Mount View Road at the southeast corner of the J. C. Barker tract; thence along Barker's east line and along the east line of the Ghee land, north 1 1/2 deg. East 899 feet to a point, thence north 57 deg. East 363 feet to a point; thence south 30 deg. East 247.5 feet to a point and continuing with Ghee's line, north 74 deg. East 396 feet to a point in the west line of the Rucker land; thence with the west line of the same, south 5 deg. East 655 feet to a point in the north margin of New Mount View Road; thence with the margin of the same, as follows: South 57 deg 32' west 201 feet, South 57 deg. 15' west 100 feet, south 62 deg. 40' west 100 feet, south 69 deg. West 100 feet, south 74 deg. 30' west 100 feet, south 80 deg. 15' west 100 feet, south 86 deg. 45' west 100 feet, north 88 deg. 15' west 100 feet to the point of beginning, containing 15 acres, more or less.

BEING the same property conveyed to J.P. Mitchell and wife, Mary Marie Mitchell and Bertha Mae Mitchell, Wallace P. Mitchell, Geraldine Mitchell and Marion B. Mitchell by deed from Hawley Kemp and wife, Ruby C. Kemp of record in Book 4329, page 800, said Register's Office.

TRACT NO. 1 is conveyed subject to an easement of record in Book 1229, page 5; and Tract No. 2 is conveyed subject to an easement of record in Book 1237, page 126, Register's Office for Davidson County, Tennessee. Both tracts are conveyed subject to a right-of-way for any and all roads lying within their boundaries.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to WALLACE P. MITCHELL and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 20th day of February, 2008.

Vicki T. Bailey

VICKI T. BAILEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES:
November 22, 2008
DAVIDSON COUNTY

new owner +
send tax bills to

Wallace Mitchell
2862 Hwy 41
Springfield TN 37172

Map 163-00-0
Parcel 133.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1,100,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1 DAY OF FEB. 20 08
Deputy Register