This instrument prepared by:
Dennis Clifton Wright, Attorney
Post Office Box 218
Madison, Tennessee 37116-0218

Davidson County DEEDWARR
Recvd: 02/04/09 15:55 3 pgs
Fees:18.00 Taxes:314.50
20090204-0009696

WARRANTY DEED

Address new owner as:
Jimmy R. Mitchell
1013 Gallatin Road South
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map 34-10
Par 14

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Barbara Tittle, Trustee, have this day bargained and sold, and do hereby transfer and convey to the said Jimmy R. Mitchell, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND located on the south side of Edenwold Road approximately 1,146 feet east of Gallatin Pike and more particularly described according to a survey by R. L. Montoya Land Surveying, dated January 8, 1979, as follows:

Beginning at an iron pin at the intersection of the south margin of Edenwold Road (formerly Parmer Avenue) and the east margin of Burns Avenue, the northwest corner of Block "C" of the Plat of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee; thence along the south margin of Edenwold Road, North 86 deg. 58 min. 47 sec. East 250.00 feet to an iron pin, said point being the northwest corner of the Junior Achievement of Nashville, Inc. property as of record in Deed Book 5363, page 463, said Register's Office; thence along said Junior Achievement Properties west property line, South 3 deg. 01 min. 13 sec. East 117.50 feet to an iron pin in the center line of a 15 foot alley, closed by Metro Council Bill No. 69-867; thence along the center line of said alley, South 86 deg. 58 min. 47 sec. West 250.00 feet to an iron pin in the east margin of Burns Avenue; thence along the east margin of said Avenue, North 3 deg. 01 min. 13 sec. East 117.50 feet to the point of beginning, containing 29,375 square feet (0.67 acres), more or less.

BEING the same property conveyed to Barbara Tittle, Trustee, by Quitclaim Deed from Juanita Sue Lewis, Trustee, dated June 27, 1998, and recorded in Book 10996, page 354, said Register's Office.

This is unimproved property known as Lots 1 - 10 Edenwold Road, Madison, TN. 37115, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy R. Mitchell, his heirs and assigns, forever.

And I, Barbara Tittle, Trustee, do covenant with the said Jimmy R. Mitchell that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, subject to real property taxes for the year 2009, which have been assumed by the grantee.

And I, Barbara Tittle, Trustee, do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said Jimmy R. Mitchell, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 4th day of February 2009.

Barbara Tittle, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Tittle, Trustee, 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 4th day of February 2009.

NOTARY PUBLIC

DENNIS WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, this 4th day of February 2009.

NOTARY PUBLIC

DENNIS WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

I, Dennis Wright, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dennis Wright

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Alisha L. Elder, a notary public for this county and state, Dennis Wright, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Alisha L. Elder

ALISHA L. ELDER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My commission expires: January 3, 2011

MY COMMISSION EXPIRES:
January 3, 2011