WARRANTY DEED

JFR-09-5920

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Franklin Wilbert	William Franklin Wilbert	
(NAME)	(NAME)	
5950 Pettus Rd.	5950 Pettus Rd.	174-187.00
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Cane Ridge, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TONY DUANE MITCHELL AND WIFE, ALISA A. MITCHELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM FRANKLIN WILBERT AND WIFE, VIRGINIA LEE WILBERT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Frank Wilbert Subdivision of record in Plat Book 6050, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tony Duane Mitchell and wife, Alisa A. Mitchell by deed from Frank Wilbert and wife, Virginia Lee Wilbert of record as Instrument No. 20001114-0113001, in the Register's Office for Davidson County, Tennessee, dated November 13, 2000.

(Frank Wilbert and William Franklin Wilbert are one and the same person)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5920 Pettus Rd., Cane Ridge, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

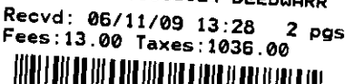
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), 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 my/our hand(s) this 4th day of June, 2009.

Tony Duane Mitchell

Alisa A. Mitchell

BILL GARRETT, Davidson County
Trans: T20090039024 DEEDWARR
Recvd: 06/11/09 13:28 2 pgs
Fees: 13.00 Taxes: 1036.00



20090611-0054349

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony Duane Mitchell and Alisa A. 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530