BILL GARRETT, Davidson County
Trans:T20090075473 DEEDWARR
Recvd: 11/05/09 08:59 2 pgs
Fees:13.00 Taxes:101.75
20091105-0102184

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

FROM:
June O. England
345 Maxwell Branch Rd
Cottontown, TN 37048

SEND TAX BILLS TO:
Phillip M. Mitchell
3837 Dickerson Pike
Nashville, Tennessee 37207

NAME & ADDRESS OF NEW OWNER:
Phillip M. Mitchell
1314 Neelys Bend Road
Madison, Tennessee 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUNE O. ENGLAND**, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **PHILLIP M. MITCHELL**, a single person, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, TN, being Tract No. 4 on an unrecorded map showing the development of Future Commercial Lot on the Map of Marlin Meadows, Section IV of record in Book 2133, Page 66 and 67, Registers Office for said County, as shown on survey by Hal R. Swann, Jr. dated July 15, 1960, as follows:

BEGINNING at a point in the Northerly margin of Marlin Pass at the common corner of Tracts No. 1 and 4; thence Westerly with Marlin Pass 253.3 feet to a monument; thence around a curve in a Northwesterly direction 39.27 feet to a monument in the Easterly margin of an alley; thence Northwesterly with said alley 30.7 feet to another monument; thence along the Southeasterly margin of a 20-foot alley North 26 deg. 23 min. East 354.9 feet to the Northwesterly corner of Tract No. 3; thence Southeasterly along the dividing line between Tracts Nos. 1, 2, 3 and 4 276.2 feet to the beginning.

BEING the same property conveyed to JUNE 0. ENGLAND by Quitclaim Deed dated December 31, 1996, and executed by DOUGLAS G. ODOM, JR. and RICHARD A. ODOM, Co-Executors of the Estate of Louise S. Odom and Judith 0. Wilkerson, Beneficiary under the Will of Louise S. Odom, deceased and recorded in Book 10314, Page 703, said Registers' Office.

This property was used for investment purposes only. It was never used as the marital residence.

This is unimproved property known as 700 Marlin Pass, Madison, Tn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, her successors, heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. Grantor further covenants and bind herself, her heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 29th day of October, 2009, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

June O England
JUNE O. ENGLAND

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **JUNE O. ENGLAND**, 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 29th day of October, 2009.

CARTER A. HOWELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Comm. Expires: 3-7-2011

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $27,500.00.

June O England
JUNE O. ENGLAND

Sworn to and subscribed before me on this the 29th day of October, 2009.

CARTER A. HOWELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
My Comm. Expires: 3-7-2011

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