PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 11/18/09 08:23 3 pgs
Fees:18.00 Taxes:621.60
20091118-0106027

W & I Ref:(DM) Title No: 50266
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Deitrick Mitchell Emerald Mitchell 4108 Lancashire Drive Antioch, Tennessee 37013	PRIMELENDING, A PLAINSCAPITAL COMPANY 18111 PRESTON RD, SUITE 900 DALLAS, TX 75252

TAX MAP-PARCEL NUMBERS: 15004004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Wayne Hoffman and spouse, Virginia Long Hoffman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deitrick Mitchell and spouse, Emerald Mitchell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 541, on the Plan of Kensington of Priest Lake, Section One-B of record in Book 6250, page 150, Register's Office for said County.

Said Lot No. 541 fronts 107.53 feet on the broken southerly margin of Lancashire Drive and extends back 163.38 feet on the easterly line and 222.75 feet on the westerly line to a broken line in the rear, measuring 134.06 feet thereon.

Being the same property conveyed to Robert Wayne Hoffman, and wife, Virginia Long Hoffman by warranty deed from Philhall Corporation, dated Sept. 12, 1985 and recorded on Sept. 18, 1985 of record in Book 6659, page 680, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250 Page 150, said Register's Office, which Plan shows a 20 foot minimum building setback line from Lancashire Drive and a 10 foot easement for easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. And a 7.5 foot easement for public utility and drainage purposes along the easterly side line of said lot. Restrictions contained in instruments of record in Book 6386, page 65, said Register's Office.

This is improved property, known as: 4108 Lancashire Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 2009.

Robert Wayne Hoffman

Virginia Long Hoffman

State of TENNESSEE
County of DAVIDSON

On this 13th day of November, 2009 , before me the undersigned authority, personally appeared Robert Wayne Hoffman and Virginia Long Hoffman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Sworn and subscribed before me this the 13th day of November, 2009

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE