THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087244 DEEDWARR
Recvd: 12/29/09 14:52 2 pgs
Fees:13.00 Taxes:118.40
20091229-0118092

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$32,000.00**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 32,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 20 09
Deputy Register

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Michael Mitchell	Same	Map 91-7
7179 Chester Road		Parcel 41
Fairview, TN 37062		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol C. Hayes and Linda C. Charlton**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Michael Mitchell**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 1101 and 1103 of Block 26, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Said Lot No. 1101 fronts 35 feet on the northerly side of Louisiana Avenue, and runs back between parallel lines with the westerly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.
>
> Said Lot No. 1103 fronts 25 feet on the northerly side of Louisiana Avenue, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Carol C. Hayes and Linda C. Charlton, by deed from Robert F. Spann, Trustee, of record in Instrument No. 20080819-0085252, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the place of usual residence of grantors herein
>
> This is improved property known as 5200 Louisana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does

covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 29 day of October, 2009.

Carol C Hayes
CAROL C. HAYES

Linda C. Charlton
LINDA C. CHARLTON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Carol C. Hayes and Linda C. Charlton**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of October, 2009.

NOTARY PUBLIC

ROBIN JOSEPH FROST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-2011