BILL GARRETT, Davidson County
Trans:T20100067819 DEEDWARR
Recvd: 10/26/10 12:10 2 pgs
Fees:13.00 Taxes:192.40
20101026-0085647

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)*

W & I Ref:(DM) Title No: 50689
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alex Silver 6921 Collinswood Dr. Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 15606001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$52,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Mitchel, Jr. and spouse, Teresa L. Mitchel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Silver** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 786 on the Plan of Harpeth Woods, Section Four, First Addition, of record in Book 5200, page 635, Register's Office for said County.

Said Lot No. 786 fronts 86.0 feet on the northwesterly margin of Harpeth Bend Drive and extends back 169.1 feet on the southwesterly line and 173.2 feet on the northeasterly line to a dead line in the rear, measuring 90.4 feet thereon.

Being the same property conveyed to Edward F. Mitchel, Jr. and wife, Teresa L. Mitchel, by Warranty Deed from Todd S. Breyer, married, dated January 15, 1999 and recorded no January 19, 1999 of record in Book 11302, page 743, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011 subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 635 said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive and a 10 foot easement for public utility and drainage purposes along the rear and southwesterly side line(s) and 2.5 by 25 foot utility anchor easements located on the southeasterly and southwesterly front corners of said lot.

This is improved property, known as: 928 Harpeth Bend Drive, Nashville, Tennessee 37221

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 25th day of October, 2010.

Edward F. Mitchel, Jr.

Teresa L. Mitchel

State of TENNESSEE
County of DAVIDSON

On this 25th day of October, 2010 , before me the undersigned authority, personally appeared Edward F. Mitchel, Jr. and Teresa L. Mitchel , 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: _____

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 $52,000.00

Affiant

Sworn and subscribed before me this the 25th day of October, 2010

My Commission Expires: 9/8/13

Notary Public

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.