This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP 150, GROUP 2, PARCEL 136, 505,137 & 506 (Tract I)
MAP 150, GROUP 2, PARCEL 250, 410, 251 & 411 (Tract II)

SEND TAX BILLS TO:
New Owner

NAME AND ADDRESS OF NEW OWNERS:
Benjamin S. Mitchell and wife, Ann R. Mitchell
PO Box 50243
Nashville, TN 37205

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20110024766 DEEDWARR
Recvd: 04/27/11 13:36 4 pgs
Fees:23.00 Taxes:1746.40
20110427-0032268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **CAROL A. JUSTIS, TRUSTEE OF THE CAROL A. JUSTIS TRUST DATED 10/30/1997, and JACK R. JUSTIS AND WIFE, DIANA W. JUSTIS**, have bargained and sold and do hereby transfer and convey unto **BENJAMIN S. MITCHELL, and wife, ANN R. MITCHELL**, their heirs and assigns forever, that certain parcel of real estate situated in the Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT I

BEING **Lot Nos. 1A, 1B, 2A & 2B Zone Lot Division of Lots 1 and 2 Castlegate, Section Six, and Lots 12 and 13, Revised Section One Harborgate**, of record in Book 6900, page 961, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Long Beach Trading Company, Inc., to Jack R. Justis and Diana W. Justis, Husband and wife, as joint tenants as to an undivided one-half interests, and Carol A. Justis, an unmarried woman, as to an undivided one-half interest by Warranty Deed dated December 29, 1989, and appearing of record in Book 8019, page 843, Register's Office for Davidson County, Tennessee. For reference, Carol A. Justis conveyed her undivided one-half interest to Carol A. Justis, as Trustee, and the Subsequent Trustees, of The Carol A. Justis Trust dated 10-30-1997, by Warranty Deed dated October 30, 1997, and appearing of record in Book 10739, Page 33, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to easement for right of way appearing of record in Book 5300, Page 909, Book 5904, Page 79, and Book 2875, Page 299; Restrictive Covenants appearing of record in Book 6486, Page 436, Book 6597, Page 157; all matters as shown on plat appearing of record in Book 6900, page 961, all of the Register's Office of Davidson County, Tennessee.; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 756, 758, 760 and 762 Holder Drive, Nashville, Tennessee.

TRACT II

BEING **Lot Nos. 139A, 139B, 140A and 140B, on the Plan of Harbor Gate, Section 2, Zone Lot Division of Lot Nos. 139, 140, 141, and 142,** as of record in Book 6200, page 474, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Long Beach Trading Company, Inc., to Jack Justis and wife, Diana Justis, as joint tenants as to an undivided one-half interests, and Carol A. Justis, an unmarried woman, as to an undivided one-half interest by Warranty Deed dated March 26, 1990, and appearing of record in Book 8078, page 499, Register's Office for Davidson County, Tennessee. For reference, Carol A. Justis conveyed her undivided one-half interest to Carol A. Justis, as Trustee, and the Subsequent Trustees, of The Carol A. Justis Trust dated 10-30-1997, by Warranty Deed dated October 30, 1997, and appearing of record in Book 10739, Page 34, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictive Covenants appearing of record in Book 6366, Page 494; all matters as shown on plat appearing of record in Book 6200, page 474, all of the Register's Office of Davidson County, Tennessee.; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 620, 622, 624 and 626 Castlegate Drive, Nashville, Tennessee.

FOR REFERENCE: Jack Justis and Jack R. Justis are one and the same person, and Diana Justis and Diana W. Justis are one and the same person.

FOR FURTHER REFERENCE: Carol A. Justis is the sole Trustee of The Carol A. Justis Trust dated 10-30-1997 with full power to buy, sell, exchange, or repair any Trust property of personal or real property and no other person will have power to act on behalf of the Trust until after the death or incapacity of Carol A. Justis pursuant to the provisions of said Trust document.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2011 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS OUR HANDS, this 20th day of April, 2011.

THE CAROL A. JUSTIS TRUST DATED 10/30/1997

By: Carol A. Justis, Trustee
Carol A. Justis, Trustee

Jack R. Justis

Diana W. Justis

STATE OF CALIFORNIA)
ss.:
COUNTY OF Orange)

Before me, a notary public at large for the State of California, personally appeared **CAROL A. JUSTIS,** as trustee of **THE CAROL A. JUSTIS TRUST DATED 10/30/1997,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged, upon oath, the execution of same to be her free act and deed.

WITNESS MY HAND and official seal at office in Orange County, California, this 15th day of April, 2011.

SCOTT STREET
COMM. #1873131
Notary Public - California
Orange County
My Comm. Expires Dec. 14, 2013

Notary Public

My commission expires: Dec. 14th 2013

STATE OF GEORGIA)
ss.
COUNTY OF Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, the bargainor, **JACK R. JUSTIS** and **DIANA W. JUSTIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Alpharetta, Georgia, this the 20th day of April, 2011.

DONNA J PICKERING
NOTARY PUBLIC
GWINNETT COUNTY
EXPIRES
GEORGIA
MARCH 21, 2015

Notary Public

My commission expires:

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $472,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin L. Mitchell
Affiant

Sworn to and subscribed before me this the 20th day of April, 2011.

Jane E Rabideau
Notary Public

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 10/22/2012