Box 44
Cert

BILL GARRETT, Davidson County
Trans:T20110054053 DEEDWARR
Recvd: 09/01/11 09:05 2 pgs
Fees:13.00 Taxes:148.00
20110901-0067702

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires September 3, 2012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00. Benjamin S. Mitchell AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF AUGUST, 2011. Catherine H. Gwyn NOTARY PUBLIC MY COMMISSION EXPIRES: 9.3.12

Address New Owner As Follows: Benjamin S. Mitchell P.O. Box 50342 Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 043-11-0-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mildred I. Mooneyhan, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin S. Mitchell**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 74 on the plan of Anderson Estates, Section I, not of record, being a re - subdivision of Tracts 1 and 13 of the Anderson Property which is of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and described according to a copy of a plan thereof made by Anderson & Gee Surveyors, as follows:

Beginning at a point on the east margin of McArthur Drive at the common corner of Lots 73 and 74; thence with the line between said lots, eastwardly 136 feet to a point, a corner of Lots 27 and 28; thence with the line between Lots 27 and 74, southwardly 65 feet to a

corner of lots 26 and 75; thence with the line between Lots 74 and 75 westardly 136 feet to the easterly margin of the same northwardly 65 feet to the beginning.

Being the same property conveyed to Willie E. Mooneyhan and wife, Mildred I. Mooneyhan, by deed from Jack Kemp, Secretary of Housing and Urban Development, of record as Book 8365, page 569, dated May 31, 1991, said Register's Office. The said Willie E. Mooneyhan died on June 30, 2011, leaving the Mildred I. Mooneyhan as surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Deed of record in Book 1633, page 38, said Register's Office, provides for a 30 foot setback line from McArthur Drive and a 10 foot easement for public utilities along the rear line of said lot.

This is improved property known as: **207 McArthur Drive, Madison, TN 37115.**

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, his heirs and assigns, forever; and Grantor covenant with the said Grantee that she is lawfully seized 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; and further covenant and bind herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of August, 2011.

Mildred I. Mooneyhan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred I. Mooneyhan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that this instrument was read to her and that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012