This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq.
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2012-077

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Benjamin S. Mitchell	(NAME) Same as new owner	Map & Parcel # 04411013200
(STREET ADDRESS) PO Box 50342	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **EDWIN BROWN GALLAHER also known as EDWIN B. GALLAHER,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **BENJAMIN S. MITCHELL, a married man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 74, Section A. Village of Old Hickory, as shown on plan recorded July 16, 1948, of record in Book 1424, page 68, Register's Office, Davidson County, Tennessee; fronting 52 feet on Lawrence Street, containing 0.11 acres, more or less.

Being the same property conveyed to Edwin Brown Gallaher, and Vera Vesta Gallaher, wife, by deed of record in Book 1757, page 68, Register's Office, Davidson County, Tennessee. The said Vera Vesta Gallaher having since died. Edwin Brown Gallaher is also known as Edwin B. Gallaher.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $51,000.00.

Subscribed and sworn to before me this the 1st day of August, 2012..

Benjamin S. Mitchell
Affiant

My commission expires: 10-14-25

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-14-2014

This is improved property known as 609 Lawrence Street, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 30th day of ~~August~~ July, 2012.

BILL GARRETT, Davidson County
Trans: T20120057362 DEEDWARR
Recvd: 08/03/12 09:12 2 pgs
Fees: 13.00 Taxes: 188.70

20120803-0068843

Edwin Brown Gallaher also known as Edwin B. Gallaher

EDWIN BROWN GALLAHER also known as EDWIN B. GALLAHER
by David E. Gallaher, Attorney-in-Fact

by David E. Gallaher, Attorney-in-Fact

STATE OF OHIO
COUNTY OF Hamilton

On this 30 day of ~~August~~ July, 2012, personally appeared before me, the undersigned, a Notary Public for said County and State, **EDWIN BROWN GALLAHER also known as EDWIN B. GALLAHER**, by David E. Gallaher, Attorney-in-Fact, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Cincinnati, Ohio, this 30 day of ~~August~~ July, 2012.

NOTARY PUBLIC STATE OF OHIO

JANE TEMPLE
Notary Public, State of Ohio
My Commission Expires
May 30, 2016

Notary Public
My Commission Expires: May 30, 2016

Exhibit "A"

1. 2012 and subsequent years real property taxes are a lien, but not due and payable.
2. Subject to all matters shown on plan of Section A. Village of Old Hickory, recorded July 16, 1948, of record in Book 1424, page 68, Register's Office, Davidson County, Tennessee.
3. Subject to easement for utilities shown in deed of record in Book 1757, page 68, Register's Office, Davidson County, Tennessee.