Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20120058282 DEEDWARR Recvd: 08/07/12 09:24 2 pgs Fees:13.00 Taxes:888.00 20120807-0070123	The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 6th day of August, 2012. Notary Public My commission expires: 11/3/15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

ETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Craighead Terrell Properties, a TN GP	**New Owner**	**10410016500**
412 E. Iris Dr. #300		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Geraldine Mitchell, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craighead Terrell Properties, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 96 feet of Lot No. 12 on the Map of Douglas Place, as of record in Book 332, Page 130 and Book 332, Page 151, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeasterly corner of Benton Avenue, formerly Harewood Avenue, and an alley, being the northwest corner of Lot No. 12; thence with the easterly margin of said alley southerly 98 feet to the corner of Lot Nos. 12 & 13; thence easterly with the line between said Lots, 84 feet; thence northerly 100 feet, more or less, to a point in the southerly margin of Benton Avenue; formerly Harewood Avenue; thence with the margin of said Avenue, westerly 96 feet to the POINT OF BEGINNING.

Being the same property conveyed to Charles Van Ler, and wife, Viola Van Leer by Installment Deed dated March 23, 1962 from Louise Justice, a widow, of record in Book 3368, Page 379, said Register's Office. The said Viola Van Leer having since died. The property was further conveyed to Geraldine Mitchell by Quitclaim Deed from Charles Van Leer of record in Book 9312, page 638, Register's Office for Davidson County, Tennessee, dated April 4, 1994.

This is Improved (__X__) Unimproved (____) property, known as **817 Benton Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this **6th** day of **August, 2012.**

Geraldine Mitchell

Geraldine Mitchell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Geraldine Mitchell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **August, 2012.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13