BILL GARRETT, Davidson County
Trans:T20130075890 DEEDWARR
Recvd: 09/03/13 13:28 2 pgs
Fees:13.00 Taxes:314.50
20130903-0092507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

John F. Cawthon
Affiant

Subscribed and sworn to before me, this 3rd day of September, 2013.

ALBERT WAYNE CRIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Albert Wayne Crim
Notary Public

My Commission Expires: 7/6/2015

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
John F. Cawthon 4010 Valley Road Nashville, TN 37205	Same as New Owner	092-08-0-295.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MALCOLM L. MIMMS a/k/a MALCOM L. MIMMS and wife, PAULA MIMMS and DONALD RAY WOLFE, SR. and wife JOYCE WOLFE, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto JOHN F. CAWTHON, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 26 on the Map of McMillin's Subdivision of the Old State Penitentiary Land of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

SAID Lot No. 26 fronts 50 feet on the east side of McMillin Avenue and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Malcom L. Mimms and wife Paula Mimms and Donald Ray Wolfe, Sr. and wife, Joyce Wolfe by Warranty Deed from Carol B. Crawley and husband, William D. Crawley, dated October 9, 1989 of record in Book 7961, Page 226, Register's Office for Davidson County, Tennessee. The said Malcom L. Mimms is one and the same as Malcolm L. Mimms.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2013 and subsequent years, a lien, but not yet due and payable;

2. All matters set forth on the Plan of McMillin's Subdivision of the Old State Penitentiary Land of record in Plat Book 161, page 119, Register's Office for Davidson County, Tennessee;

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is unimproved property known as 312 McMillin Street, Nashville, Tennessee 37203.

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 Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 our hands this 3rd day of September, 2013

MALCOLM L. MIMMS
A/K/A MALCOM L. MIMMS

DONALD RAY WOLFE, SR.

PAULA MIMMS

JOYCE WOLFE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOLM L. MIMMS a/k/a MALCOM L. MIMMS and wife, PAULA MIMMS, and DONALD RAY WOLFE, SR. and wife, JOYCE WOLFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of September, 2013.

Notary Public

My Commission Expires: 7/6/2015

ALBERT WAYNE CRIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.