BOOK 5259 PAGE 840

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Jerry D. Mingis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1978

Betty McDaniel
Notary Public

MY COMMISSION EXPIRES: November 10, 1979

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, TEnn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY D. MINGIS et ux (NAME)	same (NAME)	162-3-379
4928 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5DU-53406
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, MARBUT GLENN GASTON, JR., TRUSTEE, with full power to mortgage, sell, transfer, convey, encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY D. MINGIS and wife, MARTHA L. MINGIS

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 Lot No. 99 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, by deed from Ervin Entrekin, Trustee, of record in Book 5059, Page 214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4882, Page 842, to the limitations that appear of record in Book 4675, Page 143, both in the Register's Office for Davidson County, Tennessee, and to 1978 property taxes which have been prorated and the Grantees assume in full.

unimproved ( )
This is improved ( ) property, known as 4928 Algonquin Trail, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns, forever; and we do covenant with 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 hand this 2nd day of March, 19 78

Marbut Glenn Gaston, Trustee

Marbut Glenn Gaston, Jr., Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March 19 78

Commission expires November 10, 1979

Betty N Todd
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Marbut Glenn Gaston, Jr., Trustee

TO

Jerry D. Mingis et ux Martha L. Mingis

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tenn. 37205

F 53598

IDENTIF. REFERENCE

MAR 7 11 11 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-78	CONV		37,500.00			
MAR-78	S'TAX			B*	97.50	
MAR-78	PR'FEE			B*	.50	
MAR-78		W'DEED		B*	4.00	* 102.00