WARRANTY DEED

BOOK 5835 PAGE 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59469.00

David M Mingle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Dec. 1981

Notary Public

MY COMMISSION EXPIRES: 10-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. MINGLE (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	75-12
625 BELGUIM DRIVE (STREET ADDRESS OR ROUTE NUMBER)	125 EAST WELLS STREET (STREET ADDRESS)	Par 13 Js
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	MILWAUKEE, WIS. 53202 (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, CLYDE A. POWERS, JR. AND WIFE, JANET T. POWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. MINGLE AND WIFE, ANGELA MINGLE

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. 241 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3, AS OF RECORD IN BOOK 4675, PAGE 140, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLYDE A. POWERS, JR. AND WIFE, JANET T. POWERS BY DEED FROM WAYNE WILKERSON AND KENNETH BALDRIDGE D/B/A WILKERSON AND BALDRIDGE CONSTRUCTION COMPANY, AS OF RECORD IN BOOK 5632, PAGE 747, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5632, PAGE 750, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TPANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 625 BELGUIM DRIVE, HERMITAGE, TENNESSEE 37076
(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 OUR hand S this 28th day of DECEMBER, 19 81

Clyde A. Powers Jr.
CLYDE A. POWERS, JR.

Janet T. Powers
JANET T. POWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5835 PAGE 405

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CLYDE A. POWERS, JR. AND WIFE, JANET T. POWERS

the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE this 28th day of DECEMBER, 1981

Commission Expires 10-21-84

Notary Public

STATE OF
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 purpose 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

G.73623

IDENTIF. REFERENCE

DEC 30 2 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

N. G. TRABER
P.O. BOX 17025
NASHVILLE TENN. 37214

WARRANTY DEED

FROM
CLYDE A. POWERS, JR. ET UX

TO
DAVID M. MINGLE ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5835 PAGE 406

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			59469.00- CO	
			154.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	161.20-
5140A	12/30/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 3 6 2 3

IDENTIF. REFERENCE

DEC 30 2 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859969