Map: 104-11

Parcel: 125

WARRANTY DEED

Address of New Owner(s)
Mr. and Mrs. David W. Minnigan
2007 Natchez Trace
Nashville, Tennessee 37212

Send Tax Bills to:
same

This Instrument Prepared By:

James D. Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

MAIL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $83,000.

Affiant

Subscribed and sworn to before me this 2 day of APRIL, 1985.

Notary Public
My Commission Expires: 10/22/85

For and in Consideration of the sum of EIGHTY-THREE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Donovan D. Mattox and wife, Edna M. Mattox, and Owene Mattox Ford (the widow of John B. Mattox, Jr., deceased), hereinafter referred to (individually or collectively) as Grantor, have bargained and sold, and by these presents do transfer and convey to David W. Minnigan and wife, Lisa M. Minnigan, their heirs and assigns, hereinafter referred to (individually or collectively) as Grantee, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being Lot No. 19 and the north one half of Lot No. 20 of Block 5, on the Map of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County. Said lot and part of said lot adjoin and front together 114 feet on the westerly side of 28th Avenue, South, or Natchez Trace, and run back 165.6 feet on the north line of Lot No. 19 and 171.15 feet more or less on the south line of part of Lot No. 20, to a dead line on which it measures 115 feet.
>
> Being the same property conveyed to Grantor by deed from Donovan Dean Mattox and John B. Mattox, Jr., of record in Deed Book 5584, Page 542, Register's Office for Davidson County, Tennessee, wherein reference is given to chain of title.

This is improved property, known as 2007 Natchez Trace, Nashville, Tennessee.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as appears of record.

CHECK

Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the above described land to Grantee, their heirs and assigns, against the lawful claims of all persons.

Witness our hand(s) this 27th day of MARCH, 1985.

Donovan D. Mattox

Owene Mattox Ford

Edna M. Mattox

I, Bethel Ford, husband of Owene Mattox Ford, hereby join in this deed for the purpose of conveying to Dave W. Minnigan and wife, Lisa M. Minnigan, any interest I may have in the above described property by reason of my marriage to Owene Mattox Ford.

Bethel Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Donovan D. Mattox and wife, Edna M. Mattox, the 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 at NASHVILLE, TENNESSEE, this 2 day of APRIL, 1985.

NOTARY PUBLIC

My Commission Expires: 10/22/85

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

Personally appeared before me, Renee Vaughn, a Notary Public in and for the above County and State, the within named Owene Mattox Ford and husband, Bethel Ford, the 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 at Cookeville, Tennessee, this 27th day of March, 1985.

Renee Vaughn
NOTARY PUBLIC

My Commission Expires: 11/7/88.

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN
APR 2 4 00 PM 1985

IDENTIF. REFERENCE

I: 93 7.7.9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6525 PAGE 266

RECEIVED OF _____

FOR _____

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

83000.00- CAMT.
215.80 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 222.30-
4483A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-9 3 7 7.9

IDENTIF. REFERENCE

APR 2 4 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121518