BOOK 7199 PAGE 678 FORM NO WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 1987

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Aubrey L. Blankenship (NAME) Box 97 East Robertson Road Cross Plains, TN 37049 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. J. Mingesz (NAME)	M. J. Mingesz (NAME)	94-14
1732 River Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	1732 River Hills Drive (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (P.O ZIP)	Nashville, TN 37210 (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, LaVerne Mingesz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Mingesz and wife, Sherrie H. Mingesz

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:

Land in Davidson County, Tennessee, being a tract of land in the 3rd, formerly the 15th, Civil District of said, County, and being part of lot No. 3 on the Map of Lewis Jones' Lands, described according to a survey by Z.T. Wilkinson, Surveyor, January 22, 1914, as follows:

Beginning at a point in the Center line of Pumping Station Head, at the Southwest corner of the property conveyed to B.F. Kirby by deed of record in Book 1416, page 564, Register's Office for said County; thence along Kirby's westerly line, northerly 370 feet, more or less, to low-water mark of the Cumberland River; thence with the line of the same, down said river, southwesterly 450 feet, more or less, to the northeast corner of the property conveyed to N. A. Mitchener, Trustee, by deed in Book 627, page 551, said Register's Office; thence along Mitchener's east line, south 8 degrees 30 minutes east 160 feet, more or less, to the center line of Pumping station Road; thence with the center line of the same, easterly 440 feet, more or less, to the point of beginning, including by excluding the westerly 25 feet of said tract, title to which is not herein conveyed but is expressly reserved to the sellers.

Being the same property conveyed to Laverne Mingesz, widow, by deed from John G. White of record in Book 4053, page 958, Register's Office for Davidson County.

This is unimproved (X) improved ( ) property, known as 1732 River Hills Drive (House Number) (Street) Nashville, TN 37210 (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 _____ hand _____ this _____ day of _____, 19____

_____

_____

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Laverne Mingesz, a Notary Public in and for said County and State, the within named grantor Laverne Mingesz

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1987.

Edna M Lockridge Notary Public

Commission Expires

My Commission Expires April 19, 1987

STATE OF TENNESSEE }
Davidson County }

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19.

Notary Public

Commission Expires

I 3 8 0 5

WARRANTY DEED

FROM

IDENTIFICATION REFERENCE

APR 10 2 20 PM '87

TO

[illegible] REGISTER
DAVIDSON COUNTY TN

RESTRICTIONS

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3805

IDENTIFI REFERENCE

APR 10 2 20 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 68119