LAW OFFICE OF
MARSHALL E. DUGGIN
121 E-S PUBLIC SQUARE
WOODBURY, TENNESSEE 37190

THIS INSTRUMENT WAS PREPARED BY
Marshall E. Duggin
ATTORNEY AT LAW
Woodbury, Tennessee

BOOK 8314 PAGE 68

WARRANTY DEED

For and in consideration of the amount and sum of TWELVE THOUSAND FOUR HUNDRED AND NO/100 ($12,400.00) DOLLARS cash in hand paid to me by MELVYN D. MINGLE, the receipt of which is hereby fully and completely acknowledged by me, I, MARDELLE F. MINGLE, a widow, have bargained and sold, and by these presents do transfer and convey unto the said MELVYN D. MINGLE, his heirs and assigns, a certain tract or parcel of realty lying and being in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 6 on the Plan of Colony Heights, of record in Book 2330, Page 149, Register's Office, Davidson County. Said Lot No. 6 fronts 69.8 feet on the easterly margin of Ezell Road and runs back 181.9 feet on the North line and 182.5 feet on the South line to a dead line, measuring 70.9 feet thereon; this being the legal description shown in the last recorded Warranty Deed. For identification purposes only, see Map and Parcel No. 134-04-0 011.00, Office of the County Property Assessor.

For source of title, reference is hereby made to a certain Warranty Deed executed by Warren B. Treber and wife, Camille L. Treber, in a conveyance to William G. Mingle (now deceased) and wife, Mardelle F. Mingle, on March 3, 1959, and recorded in Deed Book 2879, Page 245, Register's Office, Davidson County, Tennessee. For record purposes, William G. Mingle died intestate on April 10, 1979.

It is agreed and understood that the 1991 Metro property taxes assessed to this realty shall be paid by the Purchaser.

TO HAVE AND TO HOLD the said tract or parcel of realty, together with the appurtenances, estate, title and interest thereto belonging to the said Melvyn D. Mingle, his heirs and assigns, forever.

And I do covenant with the said Melvyn D. Mingle that I am lawfully seized and possessed of said land in fee simple; that I have a good and perfect right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Melvyn D. Mingle, his heirs and assigns, against the lawful claims of all persons whomsoever.

MARSHALL E. DUGGIN
ATTORNEY AT LAW
121 E-S PUBLIC SQUARE
WOODBURY, TENN. 37190

WITNESS my signature at Woodbury, Tennessee, this March 21, 1991.

Mardelle F. Mingle
MARDELLE F. MINGLE

ACKNOWLEDGMENT

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STATE OF TENNESSEE
COUNTY OF CANNON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named MARDELLE F. MINGLE, a widow, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at Woodbury, Tennessee, on this March 21, 1991.

MABEL E. STRANGE NOTARY PUBLIC CANNON COUNTY, TENN.

Mabel E. Strange
NOTARY PUBLIC

My Commission Expires:
Jan. 29, 1994

Name and Address of New Property Owner] Mr. Melvyn D. Mingle
Send Tax Bill To:] 310 Ezell Pike
] Nashville, TN 37217

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,400, which is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Melvyn D. Mingle
AFFIANT

Subscribed and sworn to before me this the 21ST day of March, 1991.

H. Chandler, Dep. Reg
Register

0U703

TENNESSEE TITLE INSURANCE
MAR 21 3 00 PM '91
CANNON COUNTY

5455 03/21 0101 03CHECK 47-92



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8314 PAGE 70

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 12400.00
CON TX 40.92
PRFEE 1.00
WDEED 6.00
TOTAL 47.92
CHECK 47.92

03/21/91 01 15:09 0001 5455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00793

IDENTIF. REFERENCE

MAR 21 3 08 PM '91

DAVIDSON COUNTY TN.

No. 406204