THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-8275

BOX 15

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 141-12C Parcel 21	Mr/Mrs Richard P. Nielsen	Mid-State Financial Services, Inc. P.O. Box 150865 Nashville, TN 37215
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	7236 River Bend Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9088 PAGE 690

8356 09/22 0101 03CHECK 552.33

JOHN D. MINTON CONSTRUCTION COMPANY, INC., a Tennessee corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD P. NIELSEN and wife, PATRICIA A. NIELSEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of River Bend, as of record in Book 6900, pages 504 and 505, as amended by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to John D. Minton Construction Company, Inc., by deed from First Tennessee Bank National Association, as of record in Book 8948, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions setback lines, easement and rights of way for public utilities applicable to this property, Declaration of covenants, conditions and restrictions of record in Book 7112, page 481, as amended in Book 7308, page 805, Book 7308, page 808 and as amended in Book 7336, page 15 and further amended in Book 7549, page 893, Register's Office for Davidson County, Tennessee and all matters shown on the recorded plan referred to above.

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

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1993 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20 day of September, 1993.

JOHN D. MINTON CONSTRUCTION COMPANY, INC.,
a Tennessee corporation

BY: _____
John D. Minton, President

IDENTIF. & REFERENCE 65679

93 SEP 22 PM 2:37
FELIX Z. [illegible]
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9088 PAGE 691

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

_____

_____

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

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

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

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

_____

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

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Sept. 1993 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN D. MINTON CONSTRUCTION COMPANY, INC.

TO

RICHARD P. NIELSEN AND WIFE, PATRICIA A. NEILSEN

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
March 26, 1994
STATE OF TENNESSEE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

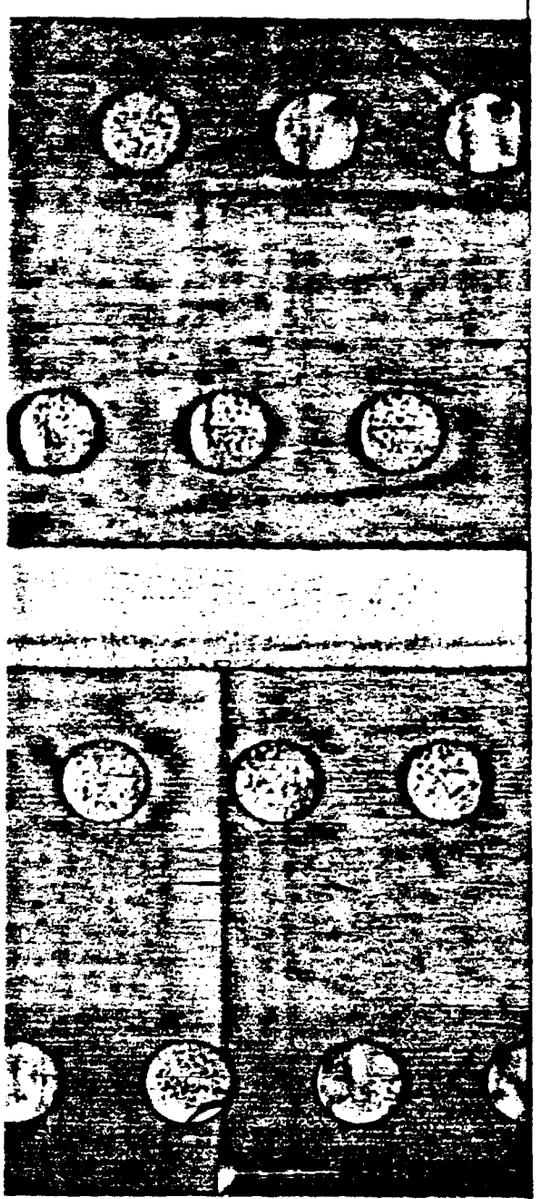
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John D. Minton and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and _____ respectively, of John D. Minton Construction Company, Inc., a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said John D. Minton as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 20 day of September, 19 93.

My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
March 26, 1994
STATE OF TENNESSEE

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9088 PAGE 692

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

CAMT 146900.00
CON TX 543.53
PRFEE 1.00
MDEED 8.00
TOTAL 552.53
CHECK 552.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/22/93 01 15:21 0001 8356

65679
IDENTIF. ↑ REFERENCE

93 SEP 22 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 700749