BOOK 10944 PG 565

B01

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 2-4-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith L. Phillips (NAME)	Norwest Mortgage, Inc. (NAME)	172-12-A-20.00CO
800 Cold Creek Trail (ADDRESS)	Minnesota Service Center (ADDRESS)	06D-77561
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-9270 (CITY) (STATE) (ZIP)	

FOR AND 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, Patricia R. Mingle (formerly known as Patricia Ruth Royse), married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith L. Phillips, unmarried

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, TN, BEING Lot No. 31 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6 and amended in Plat Book 7900, page 110-112, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patricia R. Mingle, married, (formerly known as Patricia Ruth Royse) by deed from Yazdian Construction, Inc., of record in Book 8385, Page 16, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 6 as amended in Plat Book 7900, page 110-112; Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170; By-Laws in Book 8071, page 531; Charter in Book 8071, page 520; Open Space conveyance in Book 8154, page 304 and Book 9779, page 672; Storm Water Detention Agreement in Book 8292, page 753; all of record in the Register's Office for Davidson County, Tennessee.

Patricia R. Mingle and Patricia Ruth Royse being one in the same person.

Wendell Mingle joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Patricia R. Mingle, formerly known as Patricia Ruth Royse.

unimproved ( )
is improved (X) property, known as 800 Cold Creek Trail, Nashville, TN 37211
(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 my hand this 22nd day of May 19 98

Patricia R. Mingle

Wendell Lee Mingle

BOOK 10944 PG 566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia R. Mingle (formerly known as Patricia Ruth Royse), and husband, Wendell Mingle

Mcc (G.P.)

the bargainor, they, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~s/he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of May, 1998.

Commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

WARRANTY DEED

FROM

Patricia R. Mingle

TO

Judith L. Phillips

RETURN TO:

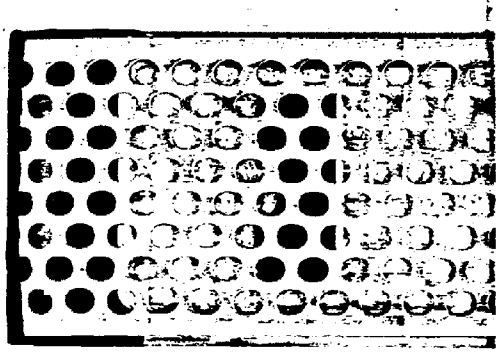
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. ▲ REFERENCE

98 MAY 26 PM 12:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1361 05/26 0101 03CHECK 460.40



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

RECEIVED OF _____

FOR _____ BOOK 10944 PG 567

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

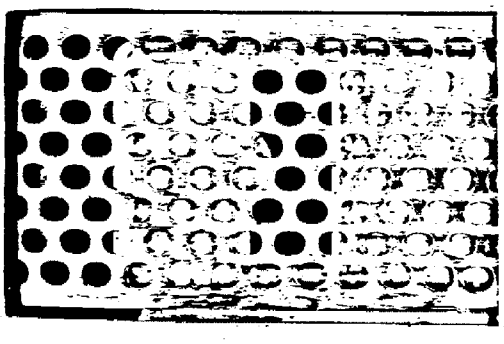
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
122000.00

CON TX 451.40
PRFEE 1.00
WDEED 6.00
TOTAL 460.40
CHECK 460.40

05/26/98 01 12:51 0001 1361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044174
IDENTIF. ↑ REFERENCE

98 MAY 26 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297325