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Davidson County DEEDWARR
Recvd: 10/16/03 12:49 2pgs
Fees:13.00 Taxes:438.45

20031016-0153485

MINGRONE-H03586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 DAY OF October, 2003.

(Affix Seal) Notary Public

My Commission Expires: 4-25-04

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark A. Mingrone and Lisa M. Mingrone	Union Planters	83-7-242
920 Crescent Hill	1900 Charles Bryan Road	
Nashville, TN 37206	Cordova, TN 38016	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RAYMOND EARL DENTON AND DONALD WAYNE DENTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK A. MINGRONE AND LISA M. MINGRONE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 51 on the Plan of Roselawn, in of record in Book 2133, page 1, Register's Office for said County. Said lot No. 51 fronts 76.9 feet on the southwesterly side of Crescent Hill Road, and runs back between lines 238.3 feet on line northwesterly line and 180.5 feet on the southeasterly line to a dead line in the rear on which it measures 101 feet.

Being of the same property conveyed to Fred E. Denton and wife, Elizabeth A. Denton by Warranty Deed, of record in Instrument Book 3578, Page 241, Register's Office for Davidson County on 7/23/63. The said Fred E. Denton having predeceased Elizabeth A. Denton leaving her as the surviving tenant. The said Elizabeth A. Denton having subsequently died on January 20, 2002, leaving as her heirs at law, Raymond Earl Denton and Donald Wayne Denton reference being made to case number 02P-239 of the Probate Court for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 920 Crescent Hill, Nashville, Tennessee 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this _____ day of October, 2003 :

Raymond Earl Denton
Raymond Earl Denton

Donald Wayne Denton
by Raymond Earl Denton, Attorney in fact
Donald Wayne Denton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, KEVIN T WILLIAMS, a Notary Public in and for said County and State, the within named RAYMOND EARL DENTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE, TN, this 10TH day of October, 2003.

Notary Public

My Commission Expires: 3/27/04

KEVIN T. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, RAYMOND EARL DENTON, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DONALD WAYNE DENTON, and who acknowledged that he executed the same as the free act and deed of the said DONALD WAYNE DENTON, for the purposes therein described pursuant to the General Durable Power of Attorney dated October 10, 2003, to be contemporaneously recorded herewith in the Sumner County Register's Office.

Witness my hand and official seal Sumner County, Tennessee this 10th day of October, 2003.

My Commission Expires: 3/27/04

Notary Public

