Davidson County DEEDWARR
Recvd: 07/23/04 13:28 2pgs
Fees:13.00 Taxes:281.20
20040723-0088320

WARRANTY DEED

NOTARY PUBLIC AT LARGE
MARY BIRTHRIGHT
DAVIDSON COUNTY, TENN.
NOV. 21, 2007

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
CTN 04330

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Tate (NAME)	First Magnus Financial Corp. (NAME)	MAP 034-03-B
112 Churchill Crossing (ADDRESS)	5285 E. William Circle Ste 2000 (ADDRESS)	PARCEL 112
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tucson, AZ 85711-7455 (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, Dina K. Hutcheson Mingle, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry N. Tate, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 112, Building 1, on the Horizontal Regime of Churchill Crossing Condominium as recorded in the Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, which amends Lot 1, Churchill Crossing, of record in Book 7900, page 25, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dina K. Hutcheson, Unmarried by Warranty Deed from Linda Brewer Hire and husband, Dan Hire of record in Book 11051, page 260, Register's Office for Davidson County, TN Dina K. Hutcheson is now Dina K. Hutcheson Mingle.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Todd Mingle joins in this conveyance for the purpose of conveying all, right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 112 Churchill Crossing, Madison, TN 37115
(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 19th day of July, 2004

Dina K. Hutcheson Mingle
Dina K. Hutcheson Mingle

Todd Mingle
Todd Mingle

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 Dina K. Hutcheson Mingle

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 Goodlettsville, Tennessee, this 19th day of July 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a 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 _____ .

My commission expires _____

Notary Public