Davidson County DEEDWARR
Recvd: 08/31/04 15:22 2pgs
Fees:13.00 Taxes:936.10

20040831-0105459

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

CAROL L. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUMMIT-PT-04-7100

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Richard Cleveland	Cavalry Banking	
7100 Forrest Oaks Drive	114 W. College Street	155-8-C-122.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Murfreesboro, TN 37130	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD L. MINGUS AND SPOUSE, VICTORIA L. MINGUS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARL RICHARD CLEVELAND AND KARON F. CLEVELAND, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122, on the plan of Poplar Creek Estates, Phase 2, of record in Book 6900, pages 339 thru 347, as amended by Amendment and Change of Survey Monumentation, of record in Book 7900, pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
(Note: Book 7900, pages 888 and 889, does not void, vacate and supercede Book 6900, pages 339 thru 347.)

Being the same property conveyed to Donald L. Mingus and spouse, Victoria L. Mingus, by deed from Ronal D. Cordell and spouse, Denise L. Cordell, dated April 18, 1997, of record in Book 10493, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7100 Forrest Oaks Drive, Nashville, Tennessee 37221
(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/our hand(s) this 27th day of August, 2004.

Donald L. Mingus

Victoria L. Mingus by Donald L. Mingus Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of August 2004, before me personally appeared Donald L. Mingus to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August 2004.

Shelby V. Street

NOTARY PUBLIC

My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of August, 2004, before me personally appeared Donald L. Mingus to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victoria L. Mingus and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this 27th day of August, 2004.

Shelby V. Street

NOTARY PUBLIC

My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN