WARRANTY DEED

MINGLE-04MT0828

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF January, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Damian R. Mingle and Sarah M. Mingle, husband and wife	Damian R. Mingle	118-5-129.00
950 Clayton Avenue	404 Verandah Lane	
Nashville, TN 37204	Franklin, TN 37064	

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, HORACE JAMES DARDEN AND JULIUS A. DARDEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAMIAN R. MINGLE AND SARAH M. MINGLE HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 48-B on the Plan of Section I, Battlefield Estates, of record in Book 843, Pages 96 & 97.

Said Lot No. 48-B fronts 75 feet on the North side of East Clayton Avenue, and extends back between parallel lines, 242 feet to a dead line.

Being the same property conveyed to Thomas J. Darden by deed from Joseph P. McGovern and wife, Vera G. McGovern, dated February 3, 1967, filed February 6, 1967, of record in Book 4099, Page 916, Register's Office for Davidson County, Tennessee. Thomas J. Darden having since died intestate on or about September 19, 2001. Affidavit of Heirship filed May 2, 2002, naming Horace James Darden and Julius A. Darden as Heirs of Thomas Darden, of record in Instrument Nos. 20020502-0053905 and 20020502-0053906, said Register's Office.

( ) unimproved
This is (X) improved property know as 950 Clayton Avenue, Nashville, Tennessee 37204.

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 3rd day of January, 2005 :

Horace James Darden

Julius A. Darden

Davidson County DEEDWARR
Recvd: 01/06/05 11:22 1 pgs
Fees:13.00 Taxes:390.35

20050106-0002278

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named HORACE JAMES DARDEN AND JULIUS A. DARDEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of January, 2005.

ANGIE MCCLANAHAN NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 12-07-08