WARRANTY DEED

MINGLE-04MT0829

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Affiant

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

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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	058-11-202.00
569 Phipps Drive	404 Verandah Lane	
Nashville, TN 37218	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, ERVIN SANDERFORD, II AND WIFE, BRENDA L. SANDERFORD, 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. 202 on the Plan of Royal Hills Subdivision, of record in Book 4860, Page 47, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ervin Sanderford, II and wife, Brenda L. Sanderford by deed from Construction Properties, Inc., dated June 27, 1980, filed June 30, 1980, of record in Book 5618, Page 891, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 569 Phipps Drive, Nashville, Tennessee 37218.

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 :

Ervin Sanderford, II

Brenda L. Sanderford

Brenda L. Sanderford

Davidson County DEEDWARR
Recvd: 01/06/05 11:25 1 pg
Fees:13.00 Taxes:307.10

20050106-0002280

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named ERVIN SANDERFORD, II AND WIFE, BRENDA L. SANDERFORD, 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 Williamson TENNESSEE, this 3rd day of January, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN