Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Ronnie D. Mimms

L. BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM

STATE OF TENNESSEE }
COUNTY OF Davidson Co. }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF MAY, 2005.

NOTARY PUBLIC

My Commission expires: 10/23/06

Address of New Owner	Send Tax Bills To:	Tax Information:
Anthony K. Hatchell and Tara M. Hatchell P.O. Box 92165 Nashville, TN 37209	Same	91-7-16

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Ronnie D. Mimms, a.k.a. Ronnie D. Minns,** thereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Anthony K. Hatchell and Tara M. Hatchell,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.1106 and 1108, of Block No. 33 in Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Land in Davidson County, Tennessee, being Lot No.1110 and 1112, of Block No. 33 in Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ronnie D. Minns by deed from Alice O. Cooper, dated February 13, 1992 and recorded February 14, 1992 at Book 8551, page 59, Register's Office of Davidson County, Tennessee.

Ronnie D. Mimms and Ronnie D. Minns are one in the same person.

This is improved property generally located:
5205 Pennsylvania Avenue, Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 05/23/05 10:02 2 pgs
Fees:13.00 Taxes:1122.95
20050523-0057552

SUBJECT TO THE FOLLOWING:

1. 2005 Taxes have been prorated and have been assumed by and are the esponsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plan of Block No. 33 in Plan No. 2, West Nashville, of record in Book 57, page 172, Register's office for Davidson County, Tennessee.

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. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Ronnie D. Mimms,** has caused this instrument to be executed, this the 19th day of May, 2005.

Ronnie D. Mimms

Ronnie D. Mimms

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ronnie D. Mimms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 19th day of May, 2005.

My commission Expires: 10/23/06

NOTARY PUBLIC

L BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM