REF 10010993

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

WARRANTY DEED

P-05-5117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,200.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/10/05 13:48 2 pgs
Fees:13.00 Taxes:981.24

20050610-0066825

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Michael Minneker	New Owner	
5117 Anchorage Drive (ADDRESS)		146-15-34
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

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 EQUITY TRUST CO., CUSTODIAN FBO ROGER D. MYERS IRA (68%) AND MANDY G. MYER IRA (32%), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL MINNEKER AND WIFE CHRISTINA PHILLIPS, 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. 37 on the Plan of Halleywood Estates, Section II, of record in Book 2331, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger D. Myers and wife, Mandy G. Myers by deed from Charles D. Winkler and wife, Diane Winkler of record in Instrument # 20041129-0141202, Register's Office for Davidson County, Tennessee. Subject property being further conveyed to Equity Trust Co., Custodian FBO Roger D. Myers IRA (68%) and Mandy G. Myers IRA (32%) by Quitclaim deed from Roger D. Myers and Mandy G. Myers of record in Instrument # _____, Register's Office for Davidson County, Tennessee.

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

* 20050610-0066824

unimproved ( )
This is improved (X) property, known as 5117 Anchorage Drive, Nashville, Tennessee 37209
(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 May, 2005.

Gail Pribanic
Equity Trust Co., Custodian

Gail Pribanic, Agent
FBO Roger D. Myers IRA (68%)
FBO Mandy G. Myers IRA (32%)

~~Mandy G. Myer IRA (32%)~~

REF 10010993

STATE OF Ohio
COUNTY OF Lorain - Lori Okes

Personally appeared before me, Gail Pribanic a Notary Public within and for said County and State aforesaid, personally appeared Gail Pribanic Agent and _____, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ✓ to be the Agent for Equity Trust Co. and _____ respectively of the Equity Trust Co. the within named bargainor, and corporation, and that Gail Pribanic as such Agent 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 Gail Pribanic as such Agent.

Witness my hand and official seal at office at Equity Trust Co. on this the ~~27th~~ 25th day of May, 2005.

My Commission Expires 10-24-09

Lori Okes
Notary Public

LORI OKES
Notary Public
In and for the State of Ohio
My Commission Expires
Oct. 24, 2009

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800