Davidson County DEEDWARR
Recvd: 06/17/05 08:48 3 pgs
Fees:18.00 Taxes:1400.08
20050617-0069278

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of June, 2005, by and between BILLY JOE SEALS and MONTYE C. SEALS, HUSBAND AND WIFE, hereinafter called Grantors, and TODD MINGLE and JOEY SEALS AND STEVE HANNAH, DOING BUSINESS AS MINGJOHAN, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BILLY JOE SEALS and MONTYE C. SEALS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TODD MINGLE and JOEY SEALS AND STEVE HANNAH, DOING BUSINESS AS MINGJOHAN, A TENNESSEE GENERAL PARTNERSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 425 & 433 EAST OLD HICKORY BOULEVARD, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Billy Joe Seals
BILLY JOE SEALS
Signature of Seller

Montye C. Seals
MONTYE C. SEALS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BILLY JOE SEALS and MONTYE C. SEALS, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 15th day of **June, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

TODD MINGLE and JOEY SEALS,STEVE HANNAH, DOING BUSINESS AS MINGJOHAN, A TENNESSEE GENERAL PARTNERSHIP
425 E. OLD Hickory Blvd.
Madison, TN 37115

Property Address:

425 & 433 EAST OLD HICKORY BOULEVARD
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

TODD MINGLE and JOEY SEALS,STEVE HANNAH, DOING BUSINESS AS MINGJOHAN, A TENNESSEE GENERAL PARTNERSHIP
425 E. OLD Hickory Blvd
Madison TN 37115

Map & Parcel #: MAP 43-13, PARCEL 21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$378400** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of **June, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7624

EXHIBIT 'A'

Land in Davidson County, Tennessee being three adjoining parcels, the first two described parcels having been merged into one parcel for the tax purposes of Metro Government and being identified as Parcel 21 of Map 43-13 and the third described parcel being identified as Parcel 23 of Map 43-13; said parcels being described as follows:

PARCEL 1:

Being the east 50 feet of Lot No. 3 on the Map of B.F. Bixler Plan or Opal Bixler Plan of Lots in the 11th Civil District of said County, not of record, and described according to a copy of a survey thereof made by John Wilkes, Civil Engneer, dated May 29, 1929, as follows:

BEGINNING at the northeast intersection of Old Hickory Boulevard and Deleware Avenue; thence with the margin of Deleware Avenue, northerly 200 feet to the south line of Lot 15; thence with the line between Lots 3 and 15, easterly 50 feet to the corner of Lots 4 and 16; thence with the line between Lots 3 and 4, southerly 200 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Billy Joe Seals and wife, Montye C. Seals, by Warranty Deed from Rachel Warise Wilson, formerly Rachel Opal Warise, of record in Book 4717, page 703, Register's Office for Davidson County, Tennessee.

PARCEL 2:
Being the westerly part of Lot No. 4 on the Map of O.R. Bixler's Property not of record described according to a copy of a survey thereof made November 22, 1934, by John Wilkes, Civil Engineer, and described as follows:

Beginning at the southwest corner of C.C. Hamilton's Lot, Being the property conveyed to him in Book 1082, page 502, Register's Office for said County, running thence northwardly with the westerly margin of Hamilton's Lot 200 feet to the southerly margin of Lot 16; thence with the southerly margin of said Lot 16, Westwardly 50 feet to the corner of Lots 3 and 15, thence southwardly with the easterly margin of Lot No. 3, 200 feet to the northerly margin of Old Hickory Boulevard 50 feet to the point of beginning.

Being the same property conveyed to Billy Joe Seals and wife, Montye Seals, by Warranty Deed from Ruth Carver Harris Fisk, of record in Book 5447, page 150, Register's Office for Davidson County, Tennessee.

PARCEL 3:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the easterly fifty feet of Lot No. 4 on the unrecorded plan of B.F. Bixler's Addition, not of record, described according to a survey made by John Wilkes, Civil Engineer, on May 27, 1929, as follows:

Said part of Lot No. 4 fronts fifty feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Billy Joe Seals and wife, Montye C. Seals, by Warranty Deed from Carrie Hamilton, a widow, of record in Book 5792, page 475, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 21).

2. Unrecorded easements for roads and utilities, if any.