This Instrument Prepared By:
**Rebecca T. Garland**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
Timothy Harvey
3001 Cody Hill Rd.
Nashville TN 37211

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**
Community First Bank & Trust
501 S. James Campbell Blvd.
Columbia, TN 38401

MAP **118-5**
GROUP
PARCEL **129.00**

Davidson County DEEDWARR
Recvd: 07/15/05 15:03 2 pgs
Fees:13.00 Taxes:777.00
20050715-0082599

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Damian R. Mingle and Sarah M. Mingle, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Timothy Harvey and wife, Doretha Harvey,** hereinafter called the "GRANTEES", their heirs and assigns, a 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 1, Battlefield Estates of record in Book 843, pages 96 & 97, Register's Office, Davidson County, Tennessee.

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 Damian R. Mingle and Sarah M. Mingle, husband and wife by deed from Horace James Darden and Jullus A. Darden of record in Instrument No. 20050106-0002278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known 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 GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 12th day of **July, 2005.**

**Damian R. Mingle**

**Sarah M. Mingle**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Damian R. Mingle and Sarah M. Mingle, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of July, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009