Davidson County DEEDWARR
Recvd: 08/24/05 09:03 2 pgs
Fees:13.00 Taxes:851.00

20050824-0100814

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2005.

Notary Public
My commission expires: 9/4/05

02-0507-44132

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Timothy Mendoza<br>5659 Myrtlewood Drive<br>Nashville TN 37211 | Homecomings Financial Network,<br>One Meridian Crossing, Ste. 100<br>Minneapolis, MN 55423 | 172-2-50 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Don L. Thornberry and wife, Louise P. Thornberry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy Mendoza and wife, Lindsey Mendoza, hereinafter called the Grantees, their successors 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. 23, on the Plan of Section One, Myrtlewood Estates, of record in Book 5200, Page 361, and amended in Book 7013, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Don L. Thornberry and wife, Louise P. Thornberry by deed from Beneficial Mutual Savings Bank, dated February 29, 1988, of record in Book 7481, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5659 Myrtlewood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of August, 2005.

Don L. Thornberry

Louise P. Thornberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Don L. Thornberry and Louise P. Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/21/08

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN.
MARK DAVENPORT