Davidson County DEEDWARR
Recvd: 11/15/06 14:11 2 pgs
Fees:13.00 Taxes:529.10

20061115-0141974

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $143,000.00.

David W. Midgett
Affiant

Sworn to and subscribed before me on this the 13th day of November, 2006.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 4-22-09

MORTGAGEE:

Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. David W. Midgett	Same as Owner	064-12 0A 220.00 CO
220 Harpers Mill Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **MARY EVELYN KINKADE, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **DAVID W. MIDGETT and wife, PHYLLIS K. MIDGETT**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit 220 on the Plan of Fox Run, Section One, (a condominium) as of record in Book 4860, Page 52, Register's Office for said County to which plan reference is hereby made for a more complete description of said unit.

BEING the same property conveyed to MARY EVELYN KINKADE, unmarried by Deed dated September 6, 1996, and executed by GRACE E. MOORE, unmarried and recorded in Book 10189, Page 677, said Register's Office.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 220 Harpers Mill Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 13th day of November, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Evelyn Kinkade
MARY EVELYN KINKADE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MARY EVELYN KINKADE, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 13th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 4-22-09