BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $164,400.00

Michelle L. Mancen
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2007.

Kathy Snides
Notary Public

My commission expires: 5-22-2010

KATHY SNIDES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Reloth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

Davidson County DEEDWARR
Recvd: 04/23/07 15:58 2 pgs
Fees:13.00 Taxes:608.28
20070423-0048254

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brian Todd Minges, unmarried** | Franklin American Mortgage Co | **143-01-C-12.00CO** |
| **6952 Hwy 70 South, Unit 112** | 501 Corporate Center Suite 400 | |
| **Nashville, TN 37221** | Franklin, TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Catherine Carrick, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brian Todd Minges, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 112 on the Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums as of record in Instrument 20040310027295, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Carrick, an unmarried woman by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation of record in Instrument 200511290143441, said Register's Office, dated November 22, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved ( X ) unimproved ( ) property known as 6952 Hwy 70 South, Unit 112, Nashville, TN 37221.
**143-01-C-12.00CO** is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF April 20, 2007:

Catherine Carrick



**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Catherine Carrick, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of April, 2007.

Notary Public

My Commission Expires: 9-20-08

---

**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 20th day of April, 2007.

Notary Public

My Commission Expires:_____

20071129M