WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Melvyn D. Mingle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melvyn D. Mingle	Regions Bank dba Regions Mortgage	Map 150
P. O. Box 526	2050 Parkway Office Circle	Group 09-0
Hermitage, TN 37076	Birmingham, AL 35244	Parcel 80

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gloria June Rowland Turnmyre, Devisee of the Estate of Richard Carling Turnmyre

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melvyn D. Mingle, unmarried

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:

BEING Lot No. 184, on the Plan of Section Three, Forest View Park, of record in Plat Book 5210, Page 353, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard C. Turnmyre by Quitclaim Deed from Gloria June Turnmyre, of record in Instrument 20030702-0091210, dated June 27, 2003, Register's Office for said County. The said Richard C. Turnmyre died and devised the property by Will to Gloria June R. Turnmyre. See Will of record in File No. 07P-300, in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5882, Page 263, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 353, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2828 Barksdale Ln., Antioch, TN 37013-1368

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 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 hand this 15th day of May, 2007.

The Estate of Richard Carling Turnmyre
By:

Gloria June Rowland Turnmyre

Gloria June Rowland Turnmyre, Devisee

Davidson County DEEDWARR
Recvd: 05/16/07 14:22 2 pgs
Fees:13.00 Taxes:418.10



20070516-0058731

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria June Rowland Turnmyre, Devisee of the Estate of Richard Carling Turnmyre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.