Box 31 (1)

Davidson County DEEDWARR
Recvd: 08/31/07 13:50 2 pgs
Fees:13.00 Taxes:414.40

20070831-0105135

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $112,000.00.

Affiant

Subscribed and sworn to me on August 30, 2007.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22720SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John R. Thompson 708 Chadwell Drive Madison, TN 37115	SAME AS NEW OWNER	51-03-50

FOR AND IN CONSIDERATION 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 Mingle, a married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John R. Thompson, unmarried and Dorothy Thompson, unmarried, joint tenants with Right of Survivorship hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Subject property is not now nor has it ever been the primary residence of the Grantor.

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Section II Pleasant Acres of record in Book 2133, page 75, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 118 fronts 103 feet on the north side of Chadwell Drive and runs back 151.52 feet on the west line and 151.4 feet on the east line to a dead line in the rear, on which it measures 103 feet.

Being the same property conveyed to Damian Mingle by Quitclaim Deed from Fresh Start Home Vantage, of record as Instrument No. 20060802-0094166 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Matters shown on plan of record in Book 2133, page 103, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 708 Chadwell Drive, Madison, TN 37115.

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, has 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, 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 on August 30, 2007.

Damian Mingle

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 30, 2007, before me personally appeared Damian Mingle and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 30, 2007.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE