

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,500.00.

Affiant

Subscribed and sworn to me on November 30, 2007.

NOTARY PUBLIC

My Commission Exp: 5/24/08

Davidson County DEEDWARR
Recvd: 12/05/07 10:26 2 pgs
Fees:13.00 Taxes:427.35

20071205-0140712

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22879SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carrie Craig 641 Mercer Drive Hermitage, TN 37076	Regions Bank 2050 Parkway Office Cir. Birmingham AL 35244	75-11-73

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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto ~~Carrie Craig~~ * Carrie L. Craig, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Damian Mingle by Quitclaim Deed from Fresh Start Home Vantage, LLC, of record as Instrument No. 20071205014071 in the Register's Office for Davidson County, Tennessee.

Sarah N. Mingle, the wife of Damian Mingle, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the Grantor.

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. Matters shown on plan of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 4793, page 157, made applicable in Book 4849, page 767, amended in Book 5020, page 58, amended in Book 5028, page 357, Book 5545, page 321 and book 6017, page 179, said Register's Office.

This property is also known as improved property located at 641 Mercer Drive, Hermitage, TN 37076.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 November 30, 2007.

Damian Mingle

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 27, 2007, before me personally appeared Damian Mingle to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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