Davidson County DEEDWARR
Recvd: 06/16/08 09:12 2 pgs
Fees:13.00 Taxes:282.43
20080616-0061474

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ralph Minchey, et ux	Northfork Properties, Inc.	Map 043-2-A
245 Cedarwood Lane	6311 East Valley Rd.	Parcel 245.00
Madison, TN 37115	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NORTHFORK PROPERTIES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto RALPH MINCHEY and wife, DEBRA MINCHEY, hereinafter referred to as the "GRANTEES", 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 #245 on the plan of the Re-Subdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Book 5200, page 590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Northfork Properties, Inc. By Substitute Trustee's Deed of record in Instrument No. 20020911-0110911, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 245 Cedarwood Lane, 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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTOR, when due.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

2. Subject to any and all matters as they may appear on the plan of record in Book 5200, page 590, said Register's Office.

And, the GRANTOR, does further covenant and bind itself, its successors or 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

NORTHFORK PROPERTIES, INC.

By: _____
STEVE McCLANAHAN, Vice-President

"GRANTEES"

_____
RALPH MINCHEY

_____
DEBRA MINCHEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH MINCHEY and wife, DEBRA MINCHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of June, 2008.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE McCLANAHAN, with whom I am personally acquainted and who acknowledged himself to be the Vice-President of Northfork Properties, Inc., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 1st day of June, 2008.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $76,332.69.

_____
Affiant

Sworn to and subscribed before me, this the 1st day of June, 2008.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC