WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Matthew Mingus 209 Village Place Nashville, Tennessee 37211	SEND TAX BILLS TO: Pinnacle National Bank 211 Commerce St. Ste. 300 Nashville, TN 37201	MAP-PARCEL NUMBERS: 1061100A06300CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

LESLIE S. V. GOODMAN, an unmarried person

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

MATTHEW MINGUS

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

BEING Lot No. 82 on the Plan of Villages of Brentwood, Section Phase One (1), as of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Leslie S. V. Goodman, an unmarried person, by warranty deed from Susan Massey Pedersen and Dennis Pedersen recorded on 10/12/00 and in Instrument No. 20001012-0101416 in the Register's Office for Davidson County, Tennessee.

This conveyance is subejct to any and all existing easements and restrictions of record, restrictive covenants of record in Book 6143, Page 11 and amended in Book 6398, Page 495, and any and all matters on the plan of record.

This is improved property known as **209 Village Place, Nashville, Tennessee 37211.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 15th day of June, 2009.

LESLIE S. V. GOODMAN

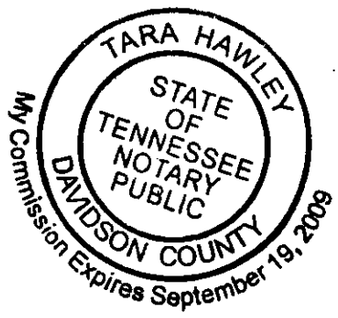
BILL GARRETT, Davidson County
Trans:T20090043675 DEEDWARR
Recvd: 06/30/09 12:58 2 pgs
Fees:13.00 Taxes:558.70

20090630-0060830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **LESLIE S. V. GOODMAN,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 15th day of June, 2009.



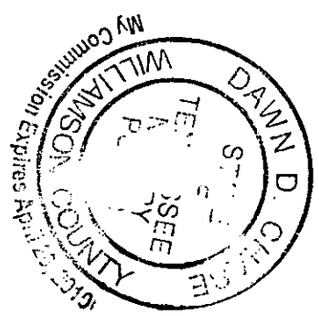
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $151,000.00.

AFFIANT

Sworn to and subscribed to before me this 15th day of June, 2009.



NOTARY PUBLIC
My Commission Expires: