FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45965

# WARRANTY DEED

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Marla Nelle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2009.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia Polk Morgan | SAME AS NEW OWNER | 11910018000 |
| 2814 Hartford Drive | | |
| Nashville, TN, 37210 | | |
| | | |

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, I/WE,

**William S. Mingle and wife, Mary L. Mingle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Patricia Polk Morgan**

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:

**Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hidden Acres Subdivision, of record in Plat Book 1130, Page 89, typed in error as Page 69 in previous deed, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to William S. Mingle and wife, Mary L. Mingle by deed from Mary Catherine Batts, a widow, of record in Instrument Number 20030827-0124634, Register's Office for Davidson County, Tennessee and being the same property conveyed to O. E. Batts by decree of record in Book 6927, Page 764, Register's Office for Davidson County, Tennessee. The said O. E. Batts having died, leaving as his widow, Mary Catherine Batts.**

Unimproved ( )
This is improved ( X) property known as 2814 Hartford Drive, Nashville, TN 37210

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.

BILL GARRETT, Davidson County
Trans:T20090044680 DEEDWARR
Recvd: 07/02/09 14:50 2 pgs
Fees:13.00 Taxes:480.63
20090702-0062008

Witness my/our hand(s) this 26th day of June, 2009

William S. Mingle

Mary L. Mingle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named William S. Mingle and wife, Mary L. Mingle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2009

Notary Public

My Commission Expires: 5-8-2012

