BOOK 4415 PAGE 954 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,141.74

C. D. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 1970

Notary Public

MY COMMISSION EXPIRES: 10/31/70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Milton Ingram (NAME)	United Mortgagee Servicing Corp. (NAME)	4D 28350
4604 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 75-05
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par. 46

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, WE, Earl Melton and wife, Margrethe Ann Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie Milton Ingram and wife, Maxine Sawyer Ingram

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. 1 on the Resubdivision of Part of Tract 2 on the Plan of Matt Donelson Land as of record in Book 3106, page 3, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of State Highway 45 (Old Hickory Boulevard) at the common front corner of Lot No. 1 & 2; thence northwesterly with said margin 109.8 feet to a concrete monument, the beginning of a curve; thence northeastwardly around said curve 47.5 feet to a concrete monument in the southerly margin of an unnamed road; thence eastwardly with said margin 135.5 feet to a point; thence southeastwardly 89.1 feet to a point, the common rear corner of Lot No. 1 and 2; thence southwestwardly 161.4 feet to the point of beginning.

Being the same property conveyed to Earl Melton and wife, Margrethe Ann Melton, by deed from Hattie Turner as surviving tenant by the entirities, as of record in Book 3974, page 282, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3974, page 284, Register's Office for Davidson County, Tennessee.

This is { } unimproved { } improved property, known as Route 1, Box 205 (House Number) Old Hickory Blvd. (Street) Old Hickory, Tenn. (P. O. Address; City or Town; Postal Zip)

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.

Witness our hand & this 17th day of April, 19 70

Earl Melton

Margrethe Ann Melton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia L Whitmore, a Notary Public in and for said County and State, the within named Earl Melton and wife, Margrethe Ann Melton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April 1970.

Commission expires May 27, 1973

Virginia L Whitmore
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Earl Melton, et ux

TO Jimmie Milton Ingram, et ux

A 76759

IDENTIF. REFERENCE

MAY 7 2 27 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAY-7??	CONV	18,141.74			
MAY-7??S'TAX			A*	47.06	
MAY-7??PR'FEE			A*	.50	
MAY-7??	M'DEED		A*	3.00	* 50.56