WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6316 PAGE 411

(solely upon information furnished by the parties hereto) 116-06-0-G 161

ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS

M/Ms. Thomas J. Ingram (NAME) | Greeneville Federal Savings & Loan Association (NAME)

(STREET ADDRESS OR ROUTE NUMBER) 130 West Summer Street (STREET ADDRESS)

(CITY) (STATE) (P. O. ZIP) | Greeneville Tn. 37743 (CITY) (STATE) (ZIP)

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, HOUSTON SARRATT, JR. AND WIFE, LAURA SARRATT and Manuel Zeitlin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Ingram and wife, Cynthia A. Ingram

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 161 on the Plan of Sugartree, Phase III, of record in Plat Book 5050, pages 67-71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Houston Sarratt, Jr. and wife, Laura Saratt, and Manuel Zeitlin, by deed from Bruce Zeitlin Homes, Inc., a Tennessee corporation, of record in Book 5915, page 229, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) All matters appearing on the plan of record in Book 5050, pages 67-71 and (3) Restrictive covenants for Sugartree.

I 2 9 4 2 4
IDENTIF. REFERENCE
JUN 15 10 43 AM '84
FELIX A. MCCLARIN REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as Lot 161, Sugartree, Phase III

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of May, 19 84.

HOUSTON SARRATT, JR.

Manuel Zeitlin

LAURA SARRATT

STATE OF TENNESSEE

BOOK 6316 PAGE 412

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Sarratt, Jr. and wife, Laura Saratt and Manuel Zeitlin or proved to me on the basis of satisfactory evidence 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 25th day of May, 19 84.

My commission expires 1-18-87 Notary Public Shirley G. Zeitlin

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this 25th day of May, 1984 Shirley G. Zeitlin Notary Public

Commission expires 1-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00.

Thomas J. Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 84.

MY COMMISSION EXPIRES: 5/10/86 (AFFIX SEAL) Patsy L. Ricketts
Notary Public

WARRANTY DEED

FROM

TO

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6316 PAGE 413

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			255000.00- CAMT.	
			663.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 669.50-	
			5372A06/15/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29424

IDENTIF. REFERENCE

JUN 15 10 43 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0044662