THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6424 PAGE 442

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Kenneth C. Ingram et ux	Lomas & Nettleton Co.	Map 75-3
541 Des Moines Drive	P.O. Box 62923	Parcel 16
Hermitage, TN. 37076	Virginia Beach, Va.	4D-24150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, EUGENE T. REYNOLDS and wife, LOUISE E. REYNOLDS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KENNETH C. INGRAM and wife, CAROLE P. 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. 24 on the plan of Tulip Grove Subdivision, Section I, of record in Book 3700, page 106, Register's Office for said County, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Eugene T. Reynolds and wife, Louise E. Reynolds by virtue of a deed from Michael Lyttle and wife, Denise E. Lyttle as of record in Book 5124, page 335, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to United Mortgagee Servicing Corp., of record in Book 4181, page 602, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as 541 Des Moines Drive, Hermitage, TN 37076

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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;

5706

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 hands this 8th day of November, 1984.

Eugene T. Reynolds
EUGENE T. REYNOLDS

Louise E. Reynolds
LOUISE E. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eugene T. Reynolds and wife, Louise E. Reynolds,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 8th day of November, 1984.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Kenneth C. Ingram
AFFIANT

Subscribed and sworn to before me this 8th day of November, 1984.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

1 6 3 1 1 2 4

IDENTIF. REFERENCE

Nov 13 10 41 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

68000.00- CAMT.
176.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.30-
6706A11/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 3 1: 2: 4.

IDENTIF. REFERENCE

Nov 13 10 41 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084756