file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Kenneth Wayne Ingram | Atlantic Coast Mortgage | MAP 104-15 |
| 2219 Blair Boulevard | Company | PARCEL 169 |
| Nashville, TN 37212 | 3975 University Drive | 24W-08365 |
| | Fairfax, VA 22030 | |

**WARRANTY DEED**

BOOK 6978 PAGE 748

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward J. Walsh and wife, Sandra J. Walsh hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth Wayne Ingram and wife, Deborah K. Ingram hereinafter called the Grantee, Grantee's 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, described as follows:

BEING the easterly 50 feet of the westerly 126¼ feet of Lot No. 99 on the plan of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 99 fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines, 159 feet, more or less, to the northerly line of Lot No. 62 on said plan.

BEING the same property conveyed to Edward J. Walsh, unmarried, by deed from Cecil W. Hospelhorn and wife, Jane G. Hospelhorn, of record in Book 5267, page 809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

42012 IDENTIFICATION REFERENCE SEP 15 12 19 PM '86 FLINT WILKINS REGISTER DAVIDSON COUNTY TN

This is (un)improved property, known as 2219 Blair Boulevard, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of September, 19 86

Sandra J. Walsh

Edward J. Walsh

STATE OF ~~TENNESSEE~~ NEW JERSEY
COUNTY OF MONMOUTH

On this 10th day of September, 19 86, before me personally appeared Edward J. Walsh and Sandra J. Walsh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: June 26 1989

Notary Public CATHERINE M. DE GNOCCHIO
NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES JUNE 26, 1989

(AFFIX NOTARIAL SEAL)

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____; the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 81,500.00.

Kenneth Wayne Ingram
Affiant

Subscribed and sworn to before me, this the 11th day of September, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TJ-25421

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

RECEIVED OF _____

FOR _____

BOOK 6978 PAGE 750

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 81500 CO CAMT | |
| | | | 229.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 5.00 WDEED | |
| | | | CASH | 234.70 |
| 1803409/15/86 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

42012

IDENTIFICATION REFERENCE

SEP 15 12 19 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 294704