FILE BOX 46 BOOK 7599 PAGE 495 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Donald B. Ingram | First Republic Mortgage | 86-4-A-26.00 |
| (NAME) | (NAME) | |
| 105 Oak Hollow Drive | 2000 Hewitt Avenue | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Kettering, Ohio 45440 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Larry W. Powell and wife, Carol Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Ingram and wife, Patti G. 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. 23 on the Plan of Oakcrest, Phase 1B, as of record in Plat Book 6900, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry W. Powell by deed from David H. Parker, Trustee of record in Book 7469, page 310, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 7308, page 874, said Register's Office.

Carol Powell herein joins to convey any and all right and interest she may have; especially her marital rights.

Larry W. Powell executed this instrument on behalf of Carol Powell pursuant to a Power of Attorney of record in Book 6114, page 481, Register's Office, Davidson County, Tennessee.

unimproved ( ) property, known as 105 Oak Hollow Drive, Hermitage, TN 37076
This is improved ( XX ) (House Number) (Street) (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 ~~my~~ our hand s this 8th day of July 19 88

Larry W. Powell

Carol Powell by Larry W. Powell Attorney In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Larry W. Powell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1988.

Commission expires _____

_____ Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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 _____

My commission expires _____

_____ Notary Public

4928 IDENTIFICATION Jul 14 3 22 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

7005 07/14 0101 03CHECK 400.85

WARRANTY DEED

FROM
Larry W. Powell and wife, Carol Powell

TO
Donald B. Ingram and wife, Patti G. Ingram

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Powell with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Carol Powell as her Attorney in Fact as the free act and deed of the within named Carol Powell.

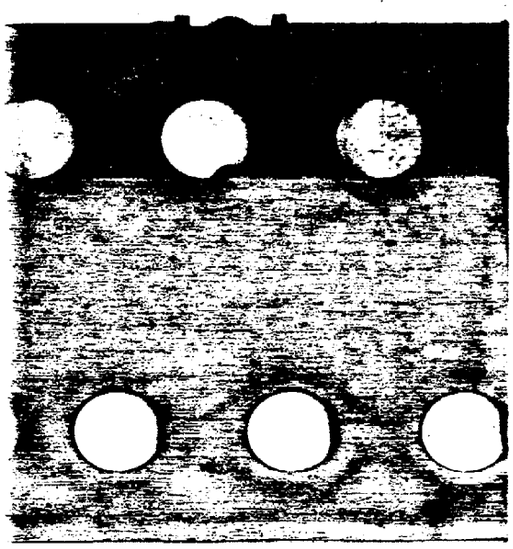
Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, 1988.

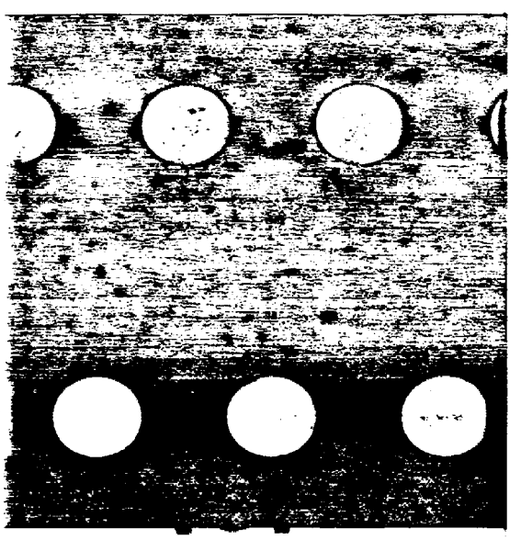
My Commission Expires: _____

_____ Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7599 PAGE 497

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49281

IDENTIFICATION REFERENCE

JUL 14 3 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/14/88 01 15:24 0001 7005

| | |
|---|---|
| CAMT | 119500.00 |
| CON TX | 394.35 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 400.85 |
| CHECK | 400.85 |

**No.** 112833