PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31175)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Billy M Ingram
Affiant

Sworn and subscribed before me this 18th day of September, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Billy M. Ingram
808 Bay Cove Court
Nashville, TN 37221

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS
141-11-A-57-C

WARRANTY DEED

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, the undersigned **Michael R. Ralph and spouse, Diane C. Ralph,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy M. Ingram and spouse, Karen E. Ingram,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of Rolling River Estates Phase IV of record in Book 5200, page 184 and 185, Register's Office for said County.

SAID Lot No., 157 fronts 61.88 feet on the westerly margin of Bay Cove Court and extends back 246.12 feet on the northerly line and 168.19 feet on the southerly line to a dead line in the rear, measuring 124.00 feet thereon.

BEING the same property conveyed to Michael Ray Ralph and wife, Diane Clark Ralph by deed from Allen Earps Builders, Inc. of record in Book 6052, page 36, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, Page 679, Book 4892, page 689, Book 5214, page 933, Book 5336, page 480, Book 5463, page 238, Book 5855, page 605, Book 5917, page 310 and Book 5969, page 156, said Register's Office, and to the matters set forth in the referenced Plan of record.

4 8 5 7 4

SEP 23 3 27 PM '91

3280 09/23 0101 03CHECK 469.50

This is improved property, known as: 808 Bay Cove Court, Nashville, TN 37221

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 18th day of September, 1991.

Michael R. Ralph

Diane C. Ralph

Michael R. Ralph **Diane C. Ralph**

State of Tennessee
County of Davidson

On this 18th day of September, 1991, before me the undersigned authority, personally appeared Michael R. Ralph and Diane C. Ralph, 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 the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8448 PAGE 272

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
			CAMT	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	469.50
			CHECK	469.50
09/23/91	01		15:27 0001	3280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48974

SEP 23 3 27 PM '91

No. 461479