57

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10529 PG 169

THIS INDENTURE, made and entered into as of the 16th day of June, 1997 by and between

PHILLIP D. INGRAM and VANESSA K. INGRAM, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

RON PINKERTON and RENEE PINKERTON, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 343 ON THE PLAN OF CAMDEN WOODS, PHASE 1, OF RECORD IN PLAT BOOK 6300 PAGE 697 AND 398, SAID REGISTER'S OFFICE.

SAID LOT NO. 343 WHICH IS A CORNER LOT, FRONTS61.29 FEET ON THE NORTHWESTERLY MARGIN OF WELSENBORO CR., AND FRONTS 72.81 FEET ON THE NORTHWESTERLY MARGIN OF STROMBURY DR., SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 37.16 FEET, EXTENDING BACK 116.87 FEET ON THE NORTHWESTERLY LINE AND 114.00 FEET ON THE NORTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP D. INGRAM AND HIS WIFE, VANESSA K. INGRAM BY DEED FROM PHILLIP BUILDERS, INC. OF RECORD IN BOOK 8057 PAGE 18 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

PHILLIP D. INGRAM

VANESSA K. INGRAM

97 JUL 14 PM 4:01

0326361

IDENTIF. & REFERENCE

BOOK 10529 PG 170

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **PHILLIP D. INGRAM and VANESSA K. INGRAM, HUSBAND AND WIFE**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **June, 1997**.

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration: _____

My Commission Expires NOV 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $83,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*83,000.00

Kristin K. Morrison
Affiant

Subscribed and sworn to before me this **16th** day of **June, 1997**.

Robin R. Keller
Notary Public

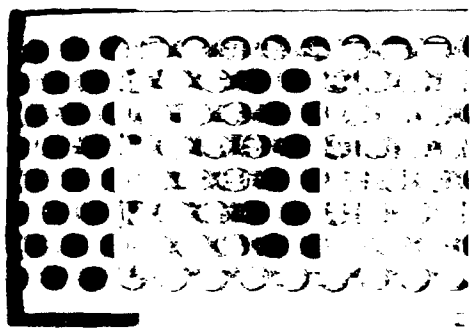
ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expiration: _____

My Commission Expires NOV 25, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	RON PINKERTON RENEE PINKERTON 1953 WELSENBORO CR. HERMITAGE, TN 37076	1063 WELSENBORO CR. HERMITAGE, TN 37076 MAP PARCEL NUMBER 86-08-113

4440 07/14 0101 03HECK 346.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10529 PG 171

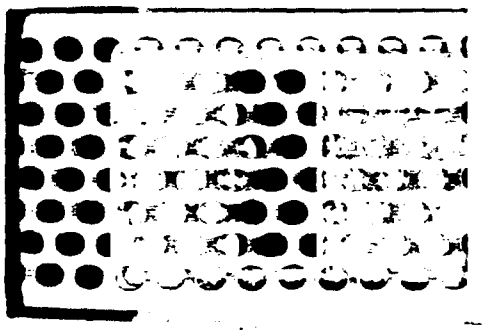
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
MISCD 8.00
TOTAL 316.10
CHECK 316.10

07/14/97 01 16:02 0001 4440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326361
IDENTIF. ← REFERENCE

97 JUL 14 PM 1:01

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1174177