0629395

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

07 JUL 23 PM 1:49

W & I Ref: (pmt) Title No: 39073
Dav. Co. File: Box 8

BOOK 10539 PG 499

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
W. Scott Nickels 323 & 325 21st Avenue North Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: Map 92-11, Parcel 301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 382000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Ingram and spouse, June J. Ingram,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Scott Nickels,** 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:**

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 57 of Block 6 on the Plan of Murphy Land Company's Division "B", as of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee.

SAID plan shows said property divided into blocks but does not show the division of said Blocks into lots, but according to an unrecorded plan dividing said blocks into lots, said Lot 57 fronts 50 feet on the westerly side of 21st Avenue, North, and runs back between parallel lines 168 feet to an alley.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 56 of Block 6 of Division B, in the Plan of the Murphy Land Company, which is of record in Book 161, Page 126, Register's Office for said County.

SAID Lot fronts 50 feet on the west side of Twenty-First Avenue North (formerly Vanderbilt Avenue) and running back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Charles W. Ingram by deed from Tycoon Realty Associates, a partnership composed of Kirkland W. Todd, Jr., James H. Fleming, Jr. Takis Patikas and Thomas W. Orcutt of record in Book 5804, Page 701, 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..

This is improved property, known as: 323 & 325 21st Avenue North, Nashville, TN 37203

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 21st day of July, 1997.

Charles W. Ingram
Charles W. Ingram

June J. Ingram
June J. Ingram

State of Tennessee
County of Davidson

On this 21st day of July, 1997, before me the undersigned authority, personally appeared **Charles W. Ingram and June J. Ingram**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 382000.00

W. Scott Nicks
Affiant

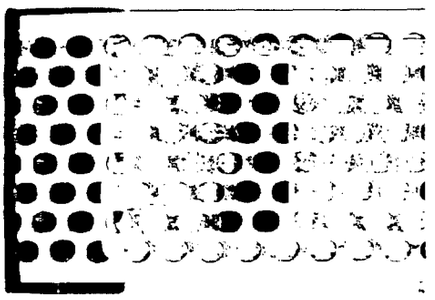
Sworn and subscribed before me on the 21st day of July, 1997.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

1997 07/23 0101 AM 14.00



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

RECEIVED OF _____

FOR _____

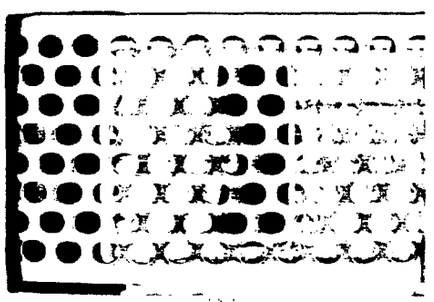
BOOK 10539 PG 501

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

CHK#
3320/0.0
RLR TX 1413.40
ENR: CO
MOR TX 1413.40-
CO TX 1413.40
PRFEE 1.00
MISC 5.00
TOTAL 1,232.40
CHECK 1-21.+0
07/23/97 01 12:47 0001 7910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0329395
IDENTIF. # REFERENCE

97 JUL 23 PM 1:49

DAVIDSON COUNTY, TN

No. 1177579