BOOK 10766 PG 282

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 98

D. W. McMACKIN NOTARY PUBLIC EXP. DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: MARCH 9, 1999

THIS INSTRUMENT WAS PREPARED BY:
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN ROTH (NAME)	SAME (NAME)	MAP 42-04
416 CAMPBELL ROAD (ADDRESS)	(ADDRESS)	PARCEL 50.00
MADISON, TN 37115 (CITY) (STATE) (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, HALLIE W. INGALLS, WIDOW, by and through LAMONT W. INGALLS, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ROTH AND WIFE, KELA C. ROTH

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:

Situated in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County.

Said Lot No. 21 fronts 285 feet on the northerly side of Amqui Road and runs back between parallel lines, 458 feet to a dead line.

Being the same property conveyed to Kenneth H. Ingalls and wife, Hallie W. Ingalls, by deed of record in Book 1879, page 197, Register's Office for Davidson County, Tennessee; the said Kenneth H. Ingalls having died August 27, 1997 the property vests in Hallie W. Ingalls, as surviving tenant by the entirety.

LAMONT W. INGALLS executes this instrument as Attorney in Fact for HALLIE W. INGALLS pursuant to Durable Power of Attorney recorded simultaneously herewith.

4815 01/23 0101 03CHECK 416.00

unimproved ( )
This is improved (X) property, known as 416 Campbell Road (House Number) (Street) Madison, TN (P.O. Address) (City or Town) 37115 (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 hand this 15 day of January, 1998

Hallie W. Ingalls
HALLIE W. INGALLS

BY: Lamont W. Ingalls
LAMONT W. INGALLS, ATTORNEY IN FACT
Atty-in-Fact

BOOK 10766 PG 283

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, LAMONT W. INGALLS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for HALLIE W. INGALLS, and is authorized by HALLIE W. INGALLS, to execute this instrument on her behalf.

Witness my hand and official seal this the 15 day of January, 1998.

Robt Ketchum II
NOTARY PUBLIC

My commission expires: My Commission Expires October 14, 2001

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

0392685

IDENTIF. A REFERENCE

98 JAN 23 AM 9:23

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

WARRANTY DEED

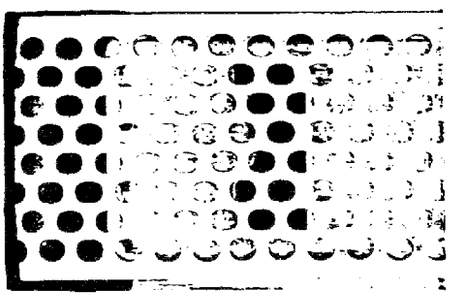
FROM

TO

RETURN TO:

Mail
D.W. McMa

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



RECEIVED OF _____

FOR _____

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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

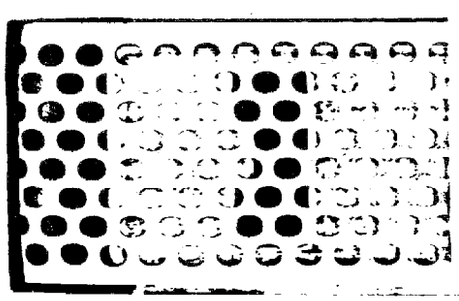
CAMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/98 01 09:23 0001 4815

0392685
IDENTIF. # REFERENCE

98 JAN 23 AM 9:23
REGISTER
DAVIDSON COUNTY, TN.



No. 1245430