60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10911 PG 758

ADDRESS NEW OWNER:
Brian C. Ingham
2845 Desplane Dr.
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow, Suite 300
Memphis, TN 38120

MAP **150-1**
GROUP
PARCEL **262**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Anthony Hall and wife, Sheila H. Hall** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Brian C. Ingham and wife, Karen M. Ingham**, 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. 751of the Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James Anthony Hall and wife, Sheila H. Hall by deed from James W. Pickle, unmarried of record in Book 9213, page 472, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 2845 Desplane Dr., Nashville, Tennessee 37217.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1600 05/04 01:01 03CHECK 393.43

98 MAY -4 AM 8:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04327341
IDENTIF. & REFERENCE

WITNESS our hands this the 30th day of April, 1998.

James Anthony Hall

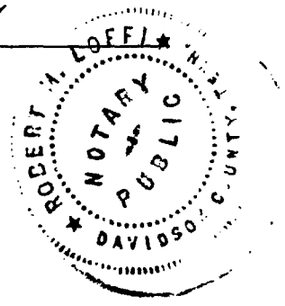
Sheila H. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Anthony Hall and wife, Sheila H. Hall**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 1998.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $103,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 1998.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10911 PG 760

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	
				103900.00
			CON TX	384.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.43
			CHECK	393.43

05/04/98 01 08:25 0001 1600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432541
IDENTIF. # REFERENCE

98 MAY -4 AM 8:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287677