BOOK 11097 PAGE 365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Paul Niehaus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 1998.

Notary Public

My Commission Expires: May 25, 2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Niehaus	North American Mortgage Company	72-9-365
(NAME)	(NAME)	
2510 Inga Avenue	3883 Airway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Santa Rosa, CA 95403	
(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, **O'DELLE A. INGRAM, ALSO KNOWN AS ODELL A. INGRAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL NIEHAUS** , 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 the rear 55.3 feet, more or less, of Lots Nos. 91 and 92 and the rear 52.3 feet, more or less, of Lot No. 90, on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for said County.

BEGINNING at a point in the easterly margin of Inga Street at the southwest corner of Lot No. 92; thence easterly with the rear lines of said Lots, 148 feet to the southeasterly corner of Lot No. 90; thence northerly with the easterly line of said Lot No. 90; thence northerly with the easterly line of said Lot No. 90, 52.3 feet to a point; thence westerly and parallel with the rear line of Lot No. 90, 50 feet to a point of the easterly line of Lot No. 91; thence northerly with said easterly line of Lot No. 91, 3 feet to a point; thence westerly and parallel with the rear lines of Lots Nos. 91 and 92, 92.75 feet, more or less, to a point in the easterly margin of Inga Street; thence with the margin of same, southwesterly 55.3 feet, more or less, to the point of beginning.

Being the same property conveyed to O. B. Ingram and wife, O'Delle A. Ingram by deed from Fred Allen and wife, Lorene Allen of record in Book 2292, Page 531, Register's Office for Davidson County, TN, O.B. Ingram having since died.

O'Delle Ingram and Odell Ingram are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ■ property, known as 2510 Inga Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (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 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/our hand(s) this 28th day of August, 1998.

Odell A. Ingram
Odell A. Ingram

IDENTIF. ↑ REFERENCE 0483738

98 SEP -3 AM 9:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6299 09/03 0101 03CHECK 266.30

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana Summarell, a Notary Public in and for said County and State, the within named Odell A. Ingram, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

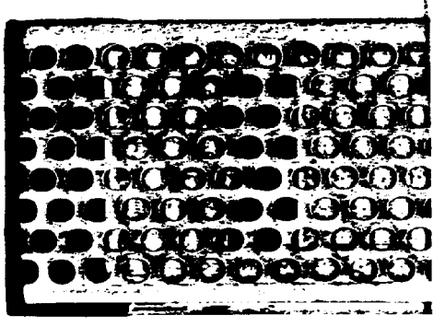
Witness my hand and official seal at Hermitage, Tennessee this 28th day of August, 1998

Commission expires:

Notary Public

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOV. 25, 2000



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

RECEIVED OF _____

FOR _____

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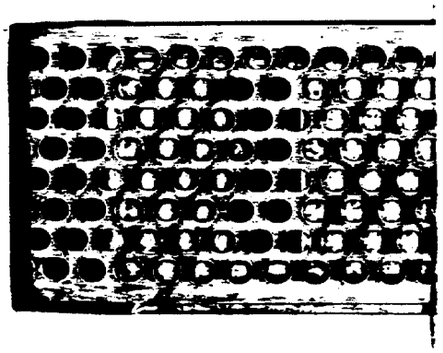
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 266.30
CHECK 266.30

09/03/98 01 09:06 0001 6299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0483738
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1341738