0539841

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
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40535
Dav. Co. File: Box 8

99 JAN 22 PM 1:14

[illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11307 PAGE 860

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judd B. Sandstrom 321 Yorkshire Circle Nashville, Tennessee 37211	Mid-State Financial Svcs, Inc. P. O. Box 150865 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 161-11-C-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 95000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael R. Ingram and spouse, Holly S. Ingram,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judd B. Sandstrom, unmarried,** 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:**

LAND in Davidson County, Tennessee, being Building "I", Unit 901 of the Resubdivision of Lot 2 of Phase IV, Villages of Brentwood, plan of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Michael R. Ingram and wife, Holly S. Ingram, by deed from William B. Wauford, unmarried, of record in Book 9721, page 674, 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 instrument is executed on behalf of Michael R. Ingram by Holly S. Ingram as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 321 Yorkshire Circle, Nashville, Tennessee 37211

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 January, 1999.

Michael R. Ingram
Michael R. Ingram, By: Holly S. Ingram, Atty-In-Fact

Holly S. Ingram
Holly S. Ingram

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State of Tennessee
County of Davidson

On this 21st day of January, 1999, before me the undersigned authority, personally appeared **Holly S. 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

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 95000.00

Audrey B Sanderson
Affiant

Sworn and subscribed before me on the 21st day of January, 1999.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Holly S. Ingram**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael R. Ingram**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of January, 1999.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael R. Ingram and Holly S. Ingram

TO: Judd B. Sandstrom

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Holly S. Ingram

Holly S. Ingram, Affiant

Sworn to and subscribed before me this

21st day of January, 1999.

Notary Public

My Commission Expires:_____

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

6050 01/22 0101 03CHECK 36.50

Wldoc: PA Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11307 PAGE 803

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	366.50
CHECK	366.50

01/22/99 01 13:17 0001 6050

0539841
IDENTIFICATION REFERENCE

99 JAN 22 PM 1:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415470