FILE BOX-9B
FIRST TITLE & ESCROW CO., INC.
#16241

WARRANTY DEED

BOOK 11341 PG. 386

THIS INSTRUMENT PREPARED BY

George R. Midter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS

TIM INGHAM (NAME)

4603 Log Cabin Road (STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)

SEND TAX BILLS TO:

NEW OWNER (NAME)

(STREET ADDRESS)

(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS

MAP 61-8

PARCEL 152

PR# 15D727750

FOR AND IN 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,

MARY CLAIRE RHODES , UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIM INGHAM AND WIFE, BRENDA INGHAM

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 easterly part of Lot Nos. 9 and 10 on the Map of Mrs. A.J. McGaughey's Subdivsion of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, page 71, Register's Office for said County, described as follows:

Said parts of said lots front 78 feet more or less on the southerly side of Log Cabin Road and run back between lines, 178 feet on the easterly line and 162 feet more or less on the westerly line, to the northerly line of Lot No. 11 and measures 188 feet thereon.

Being the same property conveyed to Oral V. Rhodes and wife, Mary Claire Rhodes by deed from David L. Jones and wife, Gladys Rees Jones of record in Book 2032, page 16, said Register's Office. The said Oral V. Rhodes has since died and vesting title in Mary Claire Rhodes by quitclaim deed of record in Book 9732, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4203, page 281; and (3) All matters appearing on the Plan of record in Book 843, page 71, said Register's Office.

99 FEB 16 PM 1:55

0549281

DATE & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 4603 Log Cabin Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of February, 19 99

Mary Claire Rhodes

MARY CLAIRE RHODES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. MARY CLAIRE RHODES with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of February, 19 99.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 99

MY COMMISSION EXPIRES: 9-23-2000
(AFFIX SEAL)

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MARY CLAIRE RHODES, UNMARRIED

TO

TIM INGHAM AND WIFE,

BRENDA INGHAM

RECORDED 1010 9170 6410

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	

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CAMT	79500.00
CON TX	294.15
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	305.15
CHECK	305.15

02/12/99 01 13:53 0001 6145

05492811

IDENTIFY BY REFERENCE

99FEB 16 PM 1:55

DAVIDSON COUNTY TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425402