Box 43

PREPARED BY:
Amy E. Adams, Attorney
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203
(615) 320-3225

BOOK 11428 PG. 572

Name and Address of Property Owner:

Joseph M. Ingram and Wendy M. Ingram
5104 Clarksville Highway
Whites Creek, TN 37189

Person Responsible for Taxes:

NORTH AMERICAN MORTGAGE COMPANY
P.O. BOX 395
ALBION, NY 14411

Property Address:

5104 Clarksville Highway
Whites Creek, TN 37189

Parcel # 39-0-82/14d00540

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **April, 1999** between **Ernest D. Bennett, III, Atty-in-Fact, for Samuel L. Ingram, Jr.** , GRANTOR, and **Joseph M. Ingram and wife, Wendy M. Ingram** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Whites Creek**, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

TRACT # 1: LAND in Whites Creek, Davidson County, Tennessee, being a part of the property conveyed to Samuel Leon Ingram, Sr., recorded in Book 4478, Page 424, Register's Office for Said County and more particularly described as follows:

Beginning in the Easterly Right of Way of Clarksville Hwy. at the Southerly line of Robert Bobel as recorded in Book 6831, Page 931, R.O.D.C.;

Thence leaving said Right of Way and along the line of Bobel, N 52 10'15" E, 514.34 feet to an iron pin;

Thence along a new line, S 45 06' 08" E, 408.59 feet to an iron pin;

Thence S 44 53; 52" W, 500.00 feet to an iron pin in the easterly right of way of Clarksville Hwy.;

Thence with said right of way, along a curve to the left, having a radius of 2861.77 feet, a distance of 474.35 feet to the point of beginning and containing 5.04 acres, more or less;

TRACT # 2: LAND in Davidson County, Tennessee, consisting of 86 acres and 37 poles, more or less, and being Tract Nos. 2 and 4 in the Subdivision of the lands of J. M. Mayo, deceased, a plan of which is of record in Will Book No. 30, Page 175, County Court, to which plan and the legal description in Book 4478, page 424, in the Register's Office for said County reference is hereby made for a more complete and accurate description.

Included within the above-referenced description, but specifically excluded from this conveyance, are:

a. TRACT #1 as specifically described above, consisting of 5.04 acres;

b. LAND consisting of 22 acres conveyed by and specifically described by Warranty Deed in Book 5482, Page 405; Davidson County Register's Office;

c. LAND consisting of 28.32 acres conveyed by and specifically described in Warranty Deed of record in Book 6831, Page 931, Davidson County Register's Office;

A total of 55.32 acres is excluded from TRACT #2, leaving a net acreage in TRACT #2 of 30.68 acres, more or less.

Tracts #1 and #2 are a portion of the same property conveyed to Samuel L. Ingram, Sr., by Quitclaim Deed from William Boyd Ingram of record in Book 4478, Page 424,

Davidson County Register's Office, and by Samuel L. Ingram, Sr. to Samuel L. Ingram, Jr. by Will of record in Book 189, Page 158, Davidson County Probate Court Clerk's Office.

BOOK 11428 PG. 573

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

BOOK 11426 PG 571

WITNESS my hand on the day and year first above written.

Ernest D. Bennett as Atty-in-Fact for Samuel L. Ingram, Jr. Specific P.O.A. of record in Book 11415, Page 194, Davidson Co. Register's Office

Ernest D. Bennett, III, Atty-in-Fact
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ernest D. Bennett, III, Atty-in-Fact, for Samuel L. Ingram, Jr.** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **April, 1999.**

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

Name and Address of Property Owner:

Joseph M. Ingram and Wendy M. Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$115,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **April, 1999.**

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

RETURN TO:
Taylor, Pigue, Marchetti, Bennett, & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203

05731172
RECEIVED FOR REFERENCE
99 APR 12 PM 3:08
REGISTER
DAVIDSON COUNTY, TN.

1394 04/12 0101 02CHECK 440.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11428 PG. 575

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

05731 72

IDENTIFICATION REFERENCE

99 APR 12 PM 3:08

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	440.50
CHECK	440.50

04/12/99 01 15:10 0001 1394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450382