RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38325) FILE BOX "7"

BOOK 11718 PAGE 603

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Julianne Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 1999

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julianne Elkins	Bank of America, N.A.	108-11-4
1200 Timber Valley Dr.	P.O. Box 50760	3D 91085
Nashville, TN 37214	Irvine, CA 92619-7060	

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, WE,

, JULIE INGMAN, UNMARRIED

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

JULIANNE ELKINS, UNMARRIED

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 the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:
Beginning at the southeast corner of Lot 115-B, Zone Lot Division Lot 115 East Lake Subdivision, Section 4, as of record in Book 6250, Page 65, Register's Office for Davidson County, Tennessee.:
Thence, S 38 degrees, - 50' - 46" W, 94.08 feet; Thence, N 49 degrees -33' -16" W, 45.90 feet; Thence, N 40 degrees -15' -32" E, 81.74 feet;
Thence, along the southerly line of the aforementioned Lot 115-B, S 65 degrees -19' -55" E, 45.25 feet to the Point of Beginning and Containing 3,940 square feet.
Being the same property conveyed to James A. Ingman, Jr., and daughter, Julie Ingman, by Quitclaim Deed from Metropolitan Nashville Airport Authority, of record in Book 10840, Page 36, said Register's Office.
Also being
Lot 115-B, Zone Lot Division Lot 115, First Revision Re-subdivison of Zone Lot Division Lots 114 A & B, 115 A & B, 116 A & B, Section Four, East Lake Subdivision, Section Four, of record in Plat Book 8250, Page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie Ingman and James A. Ingman, Jr., by Cash Deed from Samuel R. Pierce, Jr., Chief Lm & Pd of Secretary of Housing and Urban Development of record in Book 7367, Page 40, said Register's Office.

JAMES A. INGMAN, JR. AND JULIE INGMAN BOUGHT AS JOINT TENANTS; JAMES A. INGMAN, JR. HAS SINCE DIED.

Unimproved ( )
This is improved (X) property known as 1200 TIMBER VALLEY DR., NASHVILLE, TN 37214
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 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 our hand this day of October, 1999

Julie Ingman
JULIE INGMAN

BOOK 11718 PAGE 564

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 Julie Ingman, unmarried

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 instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 1999.

Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

Notary Public

0650819

RELEASE OF REFERENCE

99 OCT 26 PM 3:30

REGISTER
DAVIDSON COUNTY, TN.

288.50 10/26/99 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 605

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

0650819

[illegible] REFERENCE

99 OCT 26 PM 3:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	288.50
			CHECK	288.50
10/26/99	01	15:34	0001	4340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532118