BOX58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mary K. Martin et al 1010 West McKennie Ave. Nashville, TN 37206	Same as New Owner	Map 83-01 Parcel 19
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 01/04/02 15:59 2pgs
Fees:13.00 Taxes:203.50

20020104-0001747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND and NO/100 ($55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHARLIE INGRAM, a single person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MARY K. MARTIN, a single woman and RONNIE R. TAYLOR, a single man, as tenants by the entirety with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being the Easterly ½ of Lot No. 9 of Block "A" on the Map of Tim H. Moore's Subdivision of A.W. Johnson and G.P. Smith's Subdivision of record in Book 332, page 107, Register's Office for said County.
>
> Said part of said lot fronts 50 feet on the southerly side fo West McKennie Avenue and runs back between parallel lines, along the westerly margin of a 40-foot unnamed street, 195 feet to a 12-foot alley in the rear.
>
> Being the same property conveyed by deed to Charlie Ingram and wife, Stella Ingram from G.J. Ingraham and wife, Mary B. Ingraham, of record in Book 1913, page 345, Register's Office for Davidson County, Tennessee. The said Stella Ingram died leaving Charlie Ingram as owner of fee simple title as surviving tenant by the entirety.
>
> This is improved property known as 1010 West McKennie Avenue, Nashville, Tennessee 37206.
>
> This conveyance is made subject to all matters and restrictions as shown on subdivision plan of record in Book 332, page 107, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are to be assumed by the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 3rd day of January, 2002.

CHARLIE INGRAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Charlie Ingram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of January, 2002.

Notary Public

My Commission Expires: 9/22/2002

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $55,000.00.

Mary K Martin
AFFIANT

Subscribed and sworn to before me, this 3rd day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/2002

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE