PREPARED BY (AND RETURN TO):

BOX 50-B
PREPARED BY RETURN TO:
RANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 43286
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/13/02 12:49 2pgs
Fees:13.00 Taxes:304.51
20020313-0031751

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly N. Pinkston 810 Bellevue Road, #111 Nashville, Tennessee 37221	Southeastern Mortgage of Tennessee, Inc. 115 29th Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 142-6-A-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$82,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara J. Ingram and spouse, Jack Ingram**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly N. Pinkston** 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:**

A condominium Apartment in Davidson County, Tennessee, being Unit Building No. 3, Unit 111, together with the garage designated as 262-G also known as 111G of Peppertree, Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act. as shown on the Plan to the Master Deed of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being all the same property conveyed to Barbara J. Ingram, unmarried by deed from Larry Davis and wife, Jackie Ingram Davis of record in Book 6329, Page 408, Register's Office for Davidson County, Tennessee. Barbara J. Ingram has since conveyed her interest to Barbara J. Ingram and spouse, Jack Ingram by Quit Claim Deed of record in Book 11456, Page 913, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Pages 128-130, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045 page 800, Book 5086, Page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 810 BellevueRoad, #111, Nashville, Tennessee 37221

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 11th day of March, 2002.

Barbara J. Ingram

Jack Ingram

State of TENNESSEE
County of DAVIDSON

On this 11th day of March, 2002 , before me the undersigned authority, personally appeared Barbara J. Ingram and Jack 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.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $82,300.00

Affiant

Sworn and subscribed before me this the 11th day of March, 2002

My Commission Expires: 5-11-03

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public