**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of June, 2002.

Notary Public

My Commission Expires: 11-6-2005

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/17/02 09:39 2pgs
Fees:13.00 Taxes:373.70
20020617-0072898

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alan C. Ingram and Joseph C. Douglass
3341 Mimosa Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 133-7-185

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chad Sheridan and Jessica Matson,** hereinafter referred to as Grantors, hereby transfer and convey to **Alan C. Ingram, an unmarried man, and Joseph C. Douglass, an unmarried man,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land located in Davidson County, Tennessee, being Lot No. 35 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, page 137 and 138, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chad C. Sheridan and Jessica B. Matson by Warranty Deed from Sandra Kay Bagsby, Shelia Dianne Odom and Teresa Lynn Strickland of record in Instrument No. 20010731-0080887, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3341 Mimosa Drive, Nashville, Tennessee 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of June, 2002.

**Chad Sheridan**

**Jessica Matson**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Sheridan and Jessica Matson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2002.

Notary Public

My Commission Expires

A. SCOTT ... NOTARY PUBLIC ... WILLIAMSON COUNTY, TENN. ... MAR. 27, 2005

My Com...