PREPARED BY (AND RETURN TO):

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:(GJ) Title No: 44642
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/10/03 13:55 2pgs
Fees:13.00 Taxes:1008.25
20030610-0079985

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald Schwartz Alice Schwartz 119 Cheekwood Terrace Nashville, Tennessee 37205	First Mississippi Capital Corporation 620 Lotus Drive North Mandeville, Louisiana 70471

TAX MAP-PARCEL NUMBERS: 129-12-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$272,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedGeorge D. Ingram and Elizabeth C. Ingram, Trustees or their successors in trust, under the Revocable Ingram Living Trust dated November 16, 1999, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Schwartz and spouse, Alice Schwartz** 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:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Cheekwood Estates of record in Book 2663, page 103, Register's Office for said County.

Said Lot No. 27 fronts 147.0 feet on the southerly margin of Cheekwood Terrace and extends back 408.8 feet on the westerly line and 377.3 feet on the easterly line to a dead line in the rear, measuring 148.0 feet thereon.

Being the same property conveyed to George DeVany Ingram and Elizabeth C. Ingram, his wife, by deed from Lawyers Title Insurance Corporation of record in Book 3854, page 779, said Register's Office. By instrument of record in Book 11749, page 978, said Register's Office a corrected in Doc. No. 20001004-0098231, Register's Office for said County. George Devany Ingram (being the same as George D. Ingram) and wife, Elizabeth C. Ingram conveyed subject property to George D. Ingram and Elizabeth C. Ingram, Trustees, or their successors in Trust, under the Revocable Ingram Living Trust, dated November 16, 1999.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 103, said Register's Office, which Plan shows a 120 foot minimum building setback line from Cheekwood Terrace and a 10 foot easement for public utility purposes along the rear line(s); A 2.5 x 20 foot utility anchor easement located n the northwesterly front corner of said lot.

This is improved property, known as: 119 Cheekwood Terrace, Nashville, Tennessee 37205

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 5th day of June, 2003.

George D. Ingram, Trustee

Elizabeth C. Ingram, Trustee

State of TENNESSEE
County of DAVIDSON

On this 5th day of June, 2003 , before me the undersigned authority, personally appeared George D. Ingram, Trustee and Elizabeth C. Ingram, Trustee, 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.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $272,500.00

Affiant

Sworn and subscribed before me this the 5th day of June, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public