File [redacted] 0447

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00.

Monica C. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2003.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/3/04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/17/03 16:07 2pgs
Fees:13.00 Taxes:543.90

20031217-0180218

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES: NOVEMBER 3, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle M. Ingram	GMAC Mortgage Corporation	Map: 84-15-2
(NAME)	(NAME)	
2211 Selma **Drive**	100 Witmer Road	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MONICA C. WATSON, formerly known as MONICA W. BOLING,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MICHELLE M. INGRAM**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 110, on the Plan of Section II, Castlewood Estates, as shown by plat appearing of record in Plat Book 2331, Page 91, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 110 fronts 109 feet on the southerly side of Selma Drive and extends back 451.5 feet on the westerly line and 478.2 feet along a broken line on the easterly side to a line in the rear on which it measures 118 feet.

Included in the above description but expressly excluded from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee for Briley Parkway of record in Book 4236, Page 310, said Register's Office.

Being the same property conveyed to Monica C. Watson, unmarried by Warranty Deed dated October 29, 1998 of record in Book 11178, Page 388, and being further conveyed to Monica W. Boling by Quitclaim Deed dated February 24, 2003 of record in Instrument No. 20030226-0025796, Register's Office for Davidson County, Tennessee. The said Monica C. Watson and Monica W. Boling are one and the same person.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2450, Page 469 and Book 2488, Page 986; Sanitary Sewer Easement of record in Book 4883, Page 986; Deed Conveyance to Metropolitan Government of Nashville and Davidson County for Briley Parkway of record in Book 4236, Page 310; any and all matters shown on plat of record in Plat Book 2331, Page 91; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2211 Selma **Drive**, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and Grantor covenant with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the party and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 12th day of December, 2003.

Monica C. Watson

Monica C. Watson, formerly known as
Monica W. Boling

FILE BOX 45

STATE OF Tennessee

COUNTY OF ~~Williamson~~ Davidson

Before me, the undersigned Notary Public, personally appeared Monica C. Watson, formerly known as Monica W. Boling, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2003.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027