File #200490724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon Ingram | SAME | Map: Part of 53-12-A-1 |
| (NAME) | (NAME) | |
| 2117 Lakeshore Dirve | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 10/07/04 12:57 2pgs
Fees:13.00 Taxes:628.63

20041007-0121272

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BRANDON INGRAM, AN UNMARRIED PERSON**, hereinafter called the GRANTEE, his 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. 9, on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II as shown by plat appearing of record in Instrument No. 20040903-0106917, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to VAY, LLC, a Tennessee limited liability company by Warranty Deed dated January 30, 2004 of record in Instrument No. 20040205-0014097, and re-recorded in Instrument No. 20040329-0034609, and by Quitclaim Deeds of Correction dated March 31, 2004 of record in Instrument No. 20040507-0052410 and Instrument No. 20040712-0082576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Restrictive Covenants of record in Instrument No. 20040903-0106869; Easement of record in Book 5649, Page 464; Sewer Easement of record in Book 5793, Page 965; Storm Sewer and/or Sanitary Sewer Easement of record in Book 7346, Page 967; Sewerage Restrictions of record in Book 1217, Page 674; Master Deed of record in Book 11053, Page 690; Charter of record in Book 11053, Page 747; By-Laws of record in Book 11053, Page 715; all matters shown on plat of record in Instrument No. 20040903-0106917; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( X )
This is improved ( ) property, known as Lot 9, Lake Shore Pointe, Old Hickory, TN 37138
(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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 4th day of October, 2004.

VAY, LLC

BY: William F. Victory, Jr.

William F. Victory, Jr., Chief Manager

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared William F. Victory, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of VAY, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 4th day of October, 2004.

Bethany Jones

Notary Public

My Commission Expires: 7/30/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129