Davidson County DEEDWARR
Recvd: 12/13/04 15:24 2pgs
Fees:13.00 Taxes:2701.00
20041213-0148006

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Fred Ingram
Pamela T. Fishel-Ingram
6300 Westminister Dr.
Nashville, TN 37221

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 157; Parcel 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barry Scott Callahan and wife, Rebecca Ann Callahan**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Fred Ingram and wife, Pamela T. Fishel-Ingram**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Resubdivision Lot No. 18, Section One, Devonshire Manor, as of record in Plat Book 5190, page 607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Barry Scott Callahan and wife, Rebecca Ann Callahan, by deed from Bailey Homes, Inc., a Tennessee corporation, dated February 29, 2000, of record in Instrument No. 20000301-0019876, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6300 Westminister Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 10th day of December, 2004.

Barry Scott Callahan

Rebecca Ann Callahan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Barry Scott Callahan and Rebecca Ann Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10th day of December, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $730,000.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007