(1)

WARRANTY DEED

3.50
13.



STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ February, 2005

Notary Public

My Commission Expires: 3/15/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Jennifer K. INGRAM
4300 A. Baton Rouge Drive
Hermitage, TN 37076

Send Tax Bills To:
← Same as owner

Map Parcel No.
075-11-0-160.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars (S10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Joan Theresa WILSON**,unmarried, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jennifer K. INGRAM, unmarried**, hereinafter called Grantees, their 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 **Lot No. 82-A** on the Plan of the Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan Theresa Wilson by Warranty Deed from Lisa Anne Crawford of record in Book 11716, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record on the Plan of Record in Plat Book 5200, Pages 623-625, as amended in Book 6231, Pages 64 and 66, and also amended in Book 6250, pages 538-543; Declaration of covenants, conditions and restrictions of Rachel Square, including easements, as set forth and contained of record in Book 6619, Page 777; By-Laws of record in Book 6619, Page 782, all in said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **4300 A. Baton Rouge Drive, Hermitage, TN 37076**

Davidson County DEEDWARR
Recvd: 02/10/05 12:04 2 pgs
Fees:13.00 Taxes:338.55



20050210-0015513

JW

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 person 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 3 day of February, 2005.

GRANTOR:

Joan Theresa Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Joan Theresa Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 3 day of February, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/15/08

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE