Dav. Co. File Box 14-A
jtc file no. 17767-4

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43799

Davidson County DEEDWARR
Recvd: 04/15/05 14:36 2 pgs
Fees:13.00 Taxes:1341.25
20050415-0042310

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$362,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 14 DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
PATRICK J. INGMAN	SunTrust Mortgage, Inc.	**145-2-71**
1476 Tyne Boulevard	P. O. Box 79041	**16DA-40193**
Nashville, TN 37215	Baltimore, MD 21279-0041	

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 **We, TOM ALBERT, JR. and wife, HAZEL R. ALBERT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK J. INGMAN and SHERRI ~~SHERRY~~ L. INGMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO – WIT:

Being Lot No. 3 "B" on the Plat of the Zone Lot Division of Lot No. 3, Resub of Lot No. 29, Tyne Crest, Sec. 7, as of record in Plat Book 5800, page 381, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Grantors by deed from T. H. A. REVOCABLE LAND TRUST of record in Instrument Number 20021028-0131831, Register's Office for Davidson County, Tennessee.

This is improved property known as **1470 Tyne Boulevard, Nashville, Tennessee 37215**

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 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 13th day of April, 2005.

TOM ALBERT, JR.

HAZEL R. ALBERT

STATE OF FLORIDA)
COUNTY OF Lee)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TOM ALBERT, JR., and wife, HAZEL R. ALBERT, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: _____

Deborah A. Arnold
My Commission DD177735
Expires February 15, 2007