THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 05/26/05 09:40 2 pgs
Fees:13.00 Taxes:64.75
20050526-0059394

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_)

The actual consideration or value, whichever is greater, for this transfer is $17,500.00

Affiant

Subscribed and sworn to before me this 20 day of May, 2005.

Notary Public
My commission expires: 5-24-08

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Sean Killeen, et ux	**Same**	**Map: 23**
5032 Lickton Pike		**Parcel: 97**
Whites Creek, Tennessee		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)***, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Raymond E. Ingram, Jr.,** heir at law of Elizabeth D. Ingram, deceased, hereinafter referred to as "Grantor", has bargained and sold, and by these presents does transfer and convey to **Sean Killeen and wife, Teresa Killeen,** hereinafter referred to as "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract or parcel of land in the old 10th Civil District, now the First Councilmanic District of Davidson County, Tennessee, described according to a survey of Clyde D. Anderson, Surveyor, dated October 8th, 1966, as follows:

Beginning at a railroad spike in the north margin of the pavement of Lickton Pike, the southeast corner of the I. B. Cuffman property, 240.5 feet along said north margin of the pavement of Lickton Pike from the center of Crocker Springs Creek, thence south 45° 25' West along the north margin of the pavement of Lickton Pike 135.55 feet more or less to a railroad spike in the edge of the pavement of said Pike; thence north 35° 05' west 20.75 feet to an iron pin, thence north 85° 21' west 187 feet to an iron pin, thence north 18° 14' east 132.1 feet to an iron pin, thence north 36° 48' East 173.2 feet to an iron pin, thence with the westerly line of the I. B. Cuffman property south 36° 40' east 250.8 feet, to the point of beginning, containing 1.1 acres more or less according to said survey.

Being the same property conveyed to R. E. Ingram and wife, Elizabeth D. Ingram, by warranty deed from the Trustees of Mt. Gilliam Baptist Church, as of record in Book 4084, Page 183, Register's Office for Davidson County, Tennessee, both R. E. Ingram and Elizabeth D. Ingram being now deceased. Grantor is the sole heir at law of Elizabeth D. Ingram, R. E. Ingram having predeceased Elizabeth D. Ingram and she having died intestate.

This conveyance is subject to the following:

1. Metro taxes for 2005, a lien, but not yet due and payable.

2. Reservation of a right-of-way for a road from the remaining property of Mt. Gilliam Baptist Church to Lickton Pike along the west side of the property herein conveyed, adjacent to but including any of the property conveyed, as same appears by survey hereinabove mentioned.

This is unimproved property fronting on the north side of Lickton Pike.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor covenants with the said Grantees that he 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

Grantor further covenants and bind himself, his heirs and assigns, 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.

WITNESS our hands this 20 day of May, 2005.

Raymond E. Ingram, Jr.
(Sole Heir at law of Elizabeth D. Ingram, Deceased)

"Grantor"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of May, 2005, before me personally appeared Sharon L. Lain, a Notary Public in and for said State and County, the within named **Raymond E. Ingram, Jr.**, with whom I am personally acquainted, and who acknowledged that he is the sole heir at law of Elizabeth D. Ingram, deceased, and that as such heir at law he executed the within deed for the purposes therein contained.

WITNESS my hand at Nashville, Tennessee, this 20 day of May, 2005.

Sharon L. Lain
Notary Public

My Commission Expires: 5-24-08

SHARON L. LAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.