Return to:
File Box 9-B
First Title & Escrow
#24314

Davidson County DEEDWARR
Recvd: 06/09/05 12:33 2 pgs
Fees:13.00 Taxes:913.53
20050609-0066049

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires MAR. 31, 2007

B-MSRE-05-1617

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,900.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Hettie Staggs	First Horizon Home Loan Corp.	
1617-B Stokes Lane (ADDRESS)	2525 West End Ave., #400 (ADDRESS)	117-08B 2.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN BART INGRAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN HETTIE STAGGS,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2, OF LOT 1, REVISED STOKESWOOD CONDOMINIUMS, OF RECORD IN BOOK 6200, PAGE 438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVEN BART INGRAM, UNMARRIED BY WARRANTY DEED FROM MARSHA L. WEBB, UNMARRIED, RECORDED ON THE 22ND DAY OF AUGUST, 1989 IN DEED BOOK 7920, PAGE 162, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6200, Page 438; Book 6441, Page 577 amended in Book 6453, Page 620 and Book 6923, Page 777, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1617-B Stokes Lane, Nashville, Tennessee 37215
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 1st day of June, 2005.

Steven Bart Ingram

STATE OF Tennessee
COUNTY OF Davidson

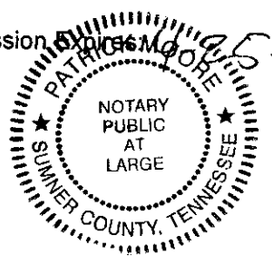
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Bart Ingram, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2005.

Notary Public

My Commission Expires: 6-5-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903