Davidson County DEEDWARR
Recvd: 12/27/05 12:18 2 pgs
Fees:13.00 Taxes:506.90

20051227-0153878

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF **DECEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHAD E. INGRAM	Same as new Owner	**095-07-0-037.00**
(NAME) **1032 BARREL SPRINGS ROAD**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37069**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSEPH DOW KITCHELL, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF EMMA HENDRIX KITCHELL, A/K/A EMMA LOUISE H. KITCHELL,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD E. INGRAM,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 192 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, 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 George R. Kitchell and wife, Emma Louise H. Kitchell by deed from H. W. Wooden and wife, Louise Wooden by deed of record in Book 2025 page 500, Register's Office for Davidson County, Tennessee. The said George R. Kitchell having predeceased Emma Hendrix Kitchell and the said Emma Hendrix Kitchell having since died. The Will of Emma Hendrix Kitchell of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05P-1752, devised said real property to Joseph Dow Kitchell..

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

This conveyance is subject to all matters as set forth in the Plan of record in Book 1835, pages 67 and 68, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **253 FAIRWAY DRIVE, NASHVILLE, TN 37214**
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 21 day of **December, 2005**.

JOSEPH DOW KITCHELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Dow Kitchell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of **December, 2005**.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public