File Box 30

Davidson County DEEDWARR
Recvd: 07/21/06 14:19 2 pgs
Fees:13.00 Taxes:458.80
20060721-0088304

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $124,000.00.

Subsribed and sworn before me this the 17th day of July, 2006.

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

(Affix Seal)

Walter Ware
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
Return TO: **SOUTHEAST TITLE of Tennessee, Inc.** 600479
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Walter Ware
321 Bonnaridge Drive
Hermitage, TN 37076

Send tax bills to:
New Owner

Map 75-13 Parcel 173

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert W. Ingram and wife, Sherri B. Ingram d/b/a and Ingram Properties

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Walter Ware , unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 57 on the Plan of Hermitage Hills Subdivision, as of record in Plat Book 2900, pages 48 and 49, Register's Office, Wilson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Ingram and wife, Sherri B. Ingram d/b/a Ingram Properties by Warranty Deed dated May 31, 2006 and of record in Instrument Number 20060606-0066959, Register's Office for Davidson County, Tennessee. Previously conveyed by Deed dated August 25, 1977 and of record in Book 5189, page 426, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 321 Bonnaridge Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 17th day of July, 2006.

Robert W. Ingram

Robert W. Ingram

Sherri B. Ingram

Sherri B. Ingram,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Robert W. Ingram and Sherri B. Ingram, the bargainor(s), 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, this 07/17/06.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public