RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 10/24/06 13:44 2 pg Fees:13.00 Taxes:477.30 20061024-0131788

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008481

MAP - PARCEL NO: 151-10-0-A-132.00 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Franklin American Mortgage Co.	M/M Clayton D. Ingalls	Franklin American Mortgage Co.
501 Corporate Centre Dr, Ste. 400	7024 South Hampton Blvd.	501 Corporate Centre Dr, Ste 400
Franklin, Tennessee 37067	Antioch, Tennessee 37013	Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RAMSEY L. JAMES, married**, have bargained and sold and by these presents do transfer and convey unto **CLAYTON D. INGALLS and wife, TERESA L. INGALLS**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 67, as shown on the map entitled Phase Two, Villages of Long Hunter, PUD, of record as Instrument No. 20020515-0059732, 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 RAMSEY L. JAMES, AN UNMARRIED MAN, by deed from OLE SOUTH PROPERTIES, INC., of record as Instrument No. 20030407-0045387, as re-recorded as Instrument No. 20040114-0005644, dated March 31, 2003, said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Taxes for subsequent years are a lien, but are not yet due and payable.
2. Matters shown on the Plan of record as Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee.
3. Transmission Line Easement of record in Book 2338, page 466, Register's Office for Davidson County, Tennessee.
4. Water Main Easements of record in Book 8358, page 91, and Book 8358, page 94, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.
6. Utility Easement of record in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

7. Easements of record in Book 4535, page 351, and Book 4446, page 423, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8197, page 288, Register's Office for Davidson County, Tennessee.

9. Easements of record as Instrument Nos. 20000906-0088271 and 20000906-0088272, Register's Office for Davidson County, Tennessee.

10. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010531-0056382, as amended as Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

KIMBERLY JAMES, wife of RAMSEY L. JAMES, joins in the execution of this instrument to convey all her right title and interest she may have in the subject property by virtue of her marriage to RAMSEY L. JAMES.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 20th day of October, 2006.

RAMSEY L. JAMES

KIMBERLY JAMES

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 **RAMSEY L. JAMES and wife, KIMBERLY JAMES**, 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 seal at office, on this 20 day of October, 2006.

My Commission Expires:
3-14-2010

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$129,000.00**.

Affiant

SWORN TO and subscribed before me on this 20 day of October, 2006.

My Commission Expires:
3-14-2010

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public