WARRANTY DEED

G-FC-06-3341

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen Martin Wilbur	American Home Mortgage (NAME)	
3341 Mimosa Drive (ADDRESS)	P. O. Box 660029 (ADDRESS)	133-7-185.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0029 (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 ALAN C. INGRAM, UNMARRIED, AND JOSEPH C. DOUGLAS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLEN MARTIN WILBUR, 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:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF GLENCOE ACRES, SECTION I, AS OF RECORD IN BOOK 1835, PAGES 137 AND 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALAN C. INGRAM, AN UNMARRIED MAN AND JOSEPH C. DOUGLASS, AN UNMARRIED MAN BY WARRANTY DEED FROM CHAD SHERIDAN AND JESSICA MATSON, RECORDED ON THE 17TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020617-0072898, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 1835, Page 137-138; Book 3466, Page 596; and Book 4967, Page 517; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 3341 Mimosa Drive, Nashville, Tennessee 37211
(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 31st day of January, 2007.

Alan C. Ingram

Joseph C. Douglas

Davidson County DEEDWARR
Recvd: 02/01/07 14:45 2 pgs
Fees:13.00 Taxes:536.50

20070201-0013479

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan C. Ingram and Joseph C. Douglas, 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 31st day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903