Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Gina Caraday
Affiant

Subscribed and sworn to before me, this 30th day of November 2007.

Notary Public
My commission expires: My Commission Expires November 22, 2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Angela Ingram	Countrywide Bank, FSB	Map 120-020, Parcel 156.00
1318 Mercury Drive	P.O. Box 961206, FTWX-22	
Nashville, TN 37217	Fort Worth, TX 76161	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fay Cook Reeder, unmarried and Beverly R. Reeder, unmarried as joint tenants with right of survivorship,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Angela Ingram, a married woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fay Cook Reeder and Beverly R. Reeder by deed from William C. Etheridge and Virginia D. Etheridge of record in Book 10396, Page 804, in the Register's Office for Davidson County, Tennessee, dated March 27, 1997.

Being further conveyed to Beverly R. Reeder by deed from Fay Cook Reeder of record in Book 10816, Page 427, dated February 26, 1998 and conveyed to Fay Cook Reeder by deed from Beverly R. Reeder of record in Book 11390, Page 941, in the Register's Office for Davidson County, Tennessee, dated March 16, 1999.

This conveyance is made subject to the following: 1) Taxes for the year of 2007 a lien, due and payable, but not delinquent until March 1, 2008. 2) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 8) Subject to all matters shown on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee. 3) Deed of conveyance for water mains of record in Book 1710, Page 98, Register's Office for Davidson County, Tennessee. 14 Power of attorney of record in Instrument No. 20050707-0078374, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1318 Mercury Drive, Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 12/11/07 10:47 2 pgs
Fees:13.00 Taxes:292.30
20071211-0142817

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 30th day of November, 2007.

Fay Cook Reeder
Fay Cook Reeder
BY: Beverly R. Reeder
Attorney in Fact

Beverly R. Reeder
Beverly R. Reeder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 30, 2007, before me personally appeared, Beverly R. Reeder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fay Cook Reeder, and who acknowledged that he executed the same as the free act and deed of Fay Cook Reeder.

Witness my hand, at office, this 30th day of November, 2007.

My Commission Expires November 22, 2010

Notary Public

My commission expires: _____

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 **Beverly R. Reeder** the bargainor(s), 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 official seal at Franklin, Tennessee, this the 30th day of November, 2007.

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires

Notary Public

My Commission expires: _____

FILE NO: TN2007110610