PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 01/09/08 12:10 2 pgs
Fees:13.00 Taxes:1572.50
20080109-0002687

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE

W & I Ref:(dm) Title No: 49119
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Stockoff 508 Huckleberry Rd. Nashville, Tennessee 37205	GMAC Mtg. 100 Witmer Road P.O. Box 963 Horsham, PA 19044

TAX MAP-PARCEL NUMBERS: 10216006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **June J. Ingram, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Stockoff** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Hillwood Estates, Section Nine, Part Two of record in Book 2331, page 28 Register's Office for said County.

Said Lot No. 144 fronts 180 fee on the northerly margin of Huckleberry Road and extends back 272.4 feet on the easterly line and 240 feet on the westerly line to a broken line in the rear, measuring 272.25 feet thereon.

Being the same property conveyed to Charles W. Ingram and wife, June J. Ingram by deed from Woodhaven Homes, Incorporated of record in Book 2495, page 501 dated and executed on Jan. 12, 1956 and recorded on March 9, 1956 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8051, page 261, said Register's Office, dated and executed on Feb. 22, 1990 and recorded on Feb. 23, 1990, Charles W. Ingram conveyed his interest in subject property to June J. Ingram.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 28, said Register's Office, which Plan shows a 75 foot minimum building setback line from Huckleberry Road and a 10 foot easement for public utility purposes along the rear and easterly and westerly side lines of said lot.

This is improved property, known as: 508 Huckleberry Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2008.

June J. Ingram

State of TENNESSEE
County of DAVIDSON

On this 4th day of January, 2008 , before me the undersigned authority, personally appeared June J. Ingram , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M IVEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Sworn and subscribed before me this the 4th day of January, 2008

Notary Public

My Commission Expires: May 24, 2011

PRISCILLA C. URBANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN