RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 08/29/08 11:56 2 pgs Fees:13.00 Taxes:477.30 20080829-0088951

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

File No: 00009277

MAP - PARCEL NO: 151-10 0A 132

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Dover Mortgage	Shelly Marie Hackney	Dover Mortgage
711 E Morehead St	7024 South Hampton	711 E. Morehead St.
Charlotte, NC 28202	Antioch, TN 37013	Charlotte, NC 28202

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, we, **CLAYTON D. INGALLS and wife, TERESA L. INGALLS**, have bargained and sold and by these presents do transfer and convey unto **SHELLY MARIE HACKNEY**, her 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, Villa 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 CLAYTON D. INGALLS and wife, TERESA L. INGALLS by Warranty Deed from RAMSEY L. JAMES dated October 20, 2006 and being of record as Instrumen 20061024-0131788, Register's Office for Davidson County, Tennessee.

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

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we 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. 2008 Davidson County property taxes 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 WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 28th day of August, 2008.

CLAYTON D. INGALLS

TERESA L. INGALLS

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 **CLAYTON D. INGALLS and TERESA L. INGALLS**, 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 seal, at office, on this 28th day of August, 2008.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

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 28th day of August, 2008.

My Commission Expires:
6-22-09

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY