STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2009.

Notary Public
MY COMMISSION EXPIRES: 1/6/10
File No. G9-8207D

BILL GARRETT, Davidson County
Trans:T20090050832 DEEDWARR
Recvd: 07/28/09 12:24 2 pgs
Fees:13.00 Taxes:555.00
20090728-0070629

MATTHEW A. HOCEVAR
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Andrew Ingram and Katherine Danielle Ingram, husband and wife (NAME)	First National Bank of Tennessee (NAME)	61-2-50
601 Joyce Lane (STREET ADDRESS	5011 Peavine Road (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Crossville, TN 38571 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Nelson Molina, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Andrew Ingram and wife, Katherine Danielle Ingram,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 267 on the plan of GRA-MAR ACRES, SECTION 8, as shown by plat of record in Plat Book 2331, Page 110, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nelson Molina, an unmarried man from John T. Price and wife, Betty J. Price, by Deed dated July 28, 2005, as Instrument No. 200508020090448, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 601 Joyce Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 21st day of July, 2009.

NELSON MOLINA

By: X Nelson Molina by Mirian Molina
Mirian Molina, attorney-in-fact

July 21, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mirian Molina with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in Fact for Nelson Molina, of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of July, 2009.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066