Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Trudie A. Tayse
194 Empire Drive
Nashville, Tennessee 37211

MORTGAGEE:
First Community Mortgage, Inc
1610 S. Church St. , Suite A
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20090075633 DEEDWARR
Recvd: 11/05/09 13:23 3 pgs
Fees:18.00 Taxes:327.45
20091105-0102464

SEND TAX BILL TO:
Mortgagee

MAP	**133-7**
GROUP	
PARCEL	**266**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tammy Irby Ingram and husband, James Roy Ingram,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Trudie A. Tayse**, hereinafter called the GRANTEE, her 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. 80 on the Plan of Parma Heights, of record in Plat Book 2133, page 23, Register's Office, Davidson County, Tennessee.

Said Lot No. 80 fronts 60 feet on the north side of Empire Drive and runs back between parallel lines in a northerly direction 167.6 feet to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Tammy Irby Ingram and James Roy Ingram by deed dated from Tammy Irby Ingram aka Tammy J Irby dated May 10, 2006 of record in Instrument no. 20061213-0153512, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **194 Empire Drive, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **29th** day of **October, 2009.**

Tammy Irby Ingram

Tammy Irby Ingram

James Roy Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy Irby Ingram and James Roy Ingram**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of October, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $88,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of October, 2009.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY