THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15159

BILL GARRETT, Davidson County
Trans:T20150021612 DEEDWARR
Recvd: 03/25/15 09:01 3 pgs
Fees:18.00 Taxes:425.50
20150325-0025458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 ($115,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, I, JEAN F. INGRAM (also known as HALLIE JEAN INGRAM), have bargained and sold, and by these presents do transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Payne, Blakemore & Cummings Addition, as of record in Book 57, Page 70, Register's Office of Davidson County, Tennessee, and a part of Eastside Avenue, now closed, by Ordinance NO. 62-279, of record in Office of the Metropolitan Clark of Nashville and Davidson County, Tennessee, and described together as follows:
>
> BEGINNING at a point in the easterly margin of South Twelfth Street, said point being the southwest corner of Lot No. 58 of said plan; thence along the easterly margin of South Twelfth
> Street in a northerly direction 75 feet to a point in the middle of Eastside Avenue, now closed, said point being 25 feet north of the northwest corner of Lot No. 58 on said plan; thence with the middle of said street, now closed, and parallel to and 25 feet north of the line of Lot No. 58, easterly 161 feet to a point in the westerly margin of an alley; thence along the westerly margin of said alley, southerly 75 feet to a point, said point being the southeast corner of Lot No. 58 on said plan; thence along the southerly line of Lot No. 58 of said plan, westerly 161 feet to the point of beginning.
>
> Being the same property conveyed to John W. Ingram and wife, Jean F. Ingram, also known as John Wesley Ingram and wife, Jean Fisher Ingram by deed from Irvin Wolf and wife, Mary K. Wolf, dated May 24, 1965 and of record in Book 3895, Page 701, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of South 12th Street and an alley.
>
> This conveyance is subject to terms and conditions of Metro Ordinance No. 62-279 for closing and abandoning Eastside Avenue.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES CO, its successors and assigns, forever. And I do covenant with the said REGAL HOMES CO, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 DAVIDSON County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever

defend the title to said land to the said REGAL HOMES CO, its successors and assigns, against the lawful claims of all persons whomsoever.

KENNETH DALE INGRAM and KEVIN RANDAL INGRAM executes this instrument in behalf of JEAN INGRAM as his Attorney in Fact, pursusant to Durable Power of Attorney dated January 16, 2015 and of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, on this 18th day of March, 2015.

Jean F Ingram By Kenneth Dale Ingram
JEAN INGRAM by KENNETH DALE INGRAM, Attorney in Fact

Jean F Ingram By Kevin Randal Ingram attorney in fact
JEAN INGRAM by KEVIN RANDAL INGRAM, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid certify that the within name bargainor, KENNETH DALE INGRAM and KEVIN RANDAL INGRAM, as Attorneys in Fact for JEAN F. INGRAM, with whom I am personally acquainted who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed and as the free act and deed of said JEAN F. INGRAM for the purpose therein contained.

WITNESS MY HAND and official seal in said County this 12th day of March, 2015.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 01-25-2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2015.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 01-25-2017

NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 094 01 0 061.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
REGAL HOMES CO.
290 Ed Harris Road
Ashland City, TN 37015