WARRANTY DEED

BOOK 3905 PAGE 475

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert C. Ferguson (NAME)	owner (NAME)	11D 51850
1008 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 43-16
Madison Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR. 13 MS

For and in Consideration of the sum of ---------- ------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Clyde W. Thomas, Sr. and wife, Clara Mae Thomas, and Grace Ford Thomas,

have bargained and sold, and by these presents do transfer and convey unto the said Bert C. Ferguson, his *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. 43 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the west part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the westerly side of Eagan Circle and extends back 199.7 feet on the northerly line and 206 feet on the southerly line to a dead line measuring 50.39 feet thereon.

Being the same real property conveyed to Clyde W. Thomas, Sr., by two deeds, one from N. W. Myatt, et al, of record in Book 1582, page 398, and the other from Grace Ford Thomas, of record in Book 2026, page 384, said Register's Office.

NOTE: The undersigned, Grace Ford Thomas, hereby declares that she is the true and lawful holder and owner of the entire indebtedness fully described in and secured by a vendor's lien in the deed from Grace Ford Thomas to Clyde W. Thomas, Sr. of record in Book No. 2026, page 384, of the Register's Office of Davidson County, Tennessee, to which reference is here made, and for a valuable consideration in hand paid, Grace Ford Thomas hereby joins in this instrument for the purpose of releasing and discharging said lien on the above described real estate.

This is unimproved (X) improved ( ) property, known as Eagan Circle, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bert C. Ferguson, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

And we, the said Grantors, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22 *day of* June, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde W. Hammond Jr.

Clara Mae Hammond

Grace Fred Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fred S. Ramer, a Notary Public in and for said County and State, the within named Clyde W. Thomas, Sr. and wife, Clara Mae Thomas, and Grace Ford Thomas

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____, Tennessee, this 22 day of June, 19 65.

Fred S. Ramer, Notary Public.

Commission Expires My Commission Expires AUG. 1, 1965

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named ~~Grace Ford Thomas~~

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____, this ____ day of ~~June~~, 19 ~~65~~.

____, Notary Public.

Commission Expires ____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____ self to be ____ of the ____, the within named bargainor, a corporation, and that he as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____ self as ____.

Witness my hand and seal, at office in ____ this ____ day of ____, 19 ____.

____
Notary Public

Commission Expires ____.

STATE TAX $ 2.00
PROBATE
TOTAL $ 2.50

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 24 1965
CT

WARRANTY DEED

FROM

CLYDE W. THOMAS, SR., et ux, et al

TO

BERT C. FERGUSON

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 24 2 05 PM '65

RECORDING FEE $ 2.00

DEP. REG.

8 6 2 5 9

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

This deed was prepared by:
Frank S. King, Jr., Attorney
507 American TrustBuilding
Nashville, Tennessee