TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roger D. Ferguson (NAME)	Roger D. Ferguson (NAME)	14D 27680
4410 Georgia Avenue (STREET ADDRESS OR ROUTE NUMBER)	4410 Georgia Avenue (STREET ADDRESS) BOOK 4162	PAGE 26
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	NASHVILLE 37209 TENNESSEE (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ...ten and no hundred dollars..... DOLLARS

cash in hand paid by ...Roger D. and Carol J. Ferguson (Wife) hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ...Richard S. Irvin and wife Repsie Irvin... hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two Tracts of land in the 14th, formerly 24th, Civil District of davidson county, tennessee, described according to a survey made by c. j. carney, Surveyor, dated August 16, 1962, as follows:
TRACT I:
Beginning at a point in Morgan Road at the southwest corner of a one acre tract owned by Gene Mc Cullough; thence with McCullough's westerly line, north 5° 21' east 113 feet to an iron pin in J. L. Armstrong's southwest boundary line; thence with Armstrong's southwesterly line, north 49° west 462.6 feet to an iron pin; thence south 5°21' west 103.4 feet to a point in the center of Morgan Road; thence south 49° east 313 feet to a point and south 46° east 155 feet to the point of beginning, containing 0.92 acres, more or less.
TRACT NO. II: A small tract located on the north side of Morgan Road approximately 300 feet west of the intersection of Wilkinson Road and Morgan Road and described according to the survey above mentioned as follows: Beginning at an iron pin in the most southerly corner of this tract at a common corner of the R. S. Irvin Lands and the Lands of Gene McCullough; thence along (OVER)

This is improved ( ) unimproved (X) property, known as ...Morgan Road... ...Nashville, Tennessee...
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 our hands this 16th day of August, 1967

x Richard S Irvin

STATE TAX $ 5.25

x Repsie Irvin

PROBATE .50

STATE OF TENNESSEE, DAVIDSON COUNTY } TOTAL $ 5.75 PAID AUG 16 67

Personally appeared before me, AUG 16 1967 The undersigned, a Notary Public in and for said County and State, the within named RICHARD S IRVIN AND WIFE REPSIE IRVIN

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 NASHVILLE, Tennessee, this 16th day of August, 1967

Commission expires ~~My Commission Expires Jan. 24, 1968~~ Notary Public J. D. Turner

TENNESSEE TITLE COMPANY

Prepared by J.D. TURNED REALTY
Warranty Deed
FROM
Richard S. Irvin, Et ux
To
Roger D. Ferguson, Et ux
REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Publishers TENNESSEE TITLE ... NASHVILLE, ... Zone ... ERS TITLE CORPORATION 1004

DOCUMENTARY ... UNITED STATES INTERNAL REVENUE ... THREE DOLLARS AND FIFTY CENTS

McCullough' line, north 5° 21' EAST 29.4 feet to a post; thence north 17° west 190.5 feet to an iron pipe; thence leaving McCullough's line, north 84° 30' west 26.4 feet to an iron pipe; thence north 49° west 275 feet to an iron pipe; thence south 34° west 110.6 feet to an iron pipe in Irvin's line, thence with his line, south 49° east 462.5 feet to a point of beginning containing 1 acre more or less. Being the same property conveyed to Richard S. Irv by deed from Clyde E. Gillihan and wife, as of record in Book 3460, page 57, and by deed from Harvell L. Huges and wife, as of record in Book 3762, page497. Also Richard S. Irvin, by deed from J.S. Armstrong, as of record in Book 3762, page 523, subject to an easement granted U. S. A by J.I. Armstrong, as of record in Book 2929, page 367, Register's Office, for said county.

RECORDER'S MEMO:
Writing, Typing or
Document

84208

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 16 11 55 AM '57
NOTE
RECORDING FEE $ 3.00
DEP. REG.