TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
George E. Lewis, ET UX (NAME)	Guaranty Mortgage Company (NAME)	W18-14170
926-S 12th Ave. Street (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS) BOOK 4174 PAGE 457	Map. 94-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 2A

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Dec. 20, 1962, executed by James Cecil Ferguson and wife, payable to Guaranty Mortgage Company, for the original amount of $9,850.00, with interest as set forth therein, principal and interest payable $49.15 monthly, beginning Jan. 1, 1963, final Dec. 1, 2002, and secured by a Deed of Trust of record in Book 3515, page 547, Register's Office for Davidson County, Tennessee. Said debt having since been assigned to Federal National Mortgage Association, by instrument of record in Book 3516, page 483, Register's Office.

PREPARED BY C. H. BRILEY, JR., ATTORNEY 320 UNION STREET NASHVILLE, TENNESSEE 37219

We, JAMES CECIL FERGUSON AND WIFE, EULA MAE KING FERGUSON, have bargained and sold, and by these presents do transfer and convey unto the said GEORGE E. LEWIS AND WIFE, BEVERLY LEWIS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of Resubdivision of Lots 63, 64, and 65 of Haynie's Central Park, of record in Book 3106, page 92, Register's Office for said County.
Said lot fronts 50 feet on the west side of South 12th Street and extends back between lines, 161.7 feet on the north line and 161.4 feet on the south line, to a dead line in the rear, measuring 50 feet thereon.
Being the same property conveyed to James Cecil Ferguson and wife, Eula Mae King Ferguson, by deed from Castleman Construction Company, a Tenn. Corp., as of record in Book 3467, page 577, said Register's Office.

unimproved ( )
This is improved (X) property, known as 926-S 12th Avenue Street, 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 26th day of September, 19 67.

James Cecil Ferguson
JAMES CECIL FERGUSON

Eula Mae King Ferguson
EULA MAE KING FERGUSON

STATE TAX $ 1494
PROBATE .50
TOTAL $ 1544

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named JAMES CECIL FERGUSON AND WIFE, EULA MAE KING FERGUSON SEP 27 1967

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 26th day of September, 19 67.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 26 1967 MK

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1004 - HERSEY

89873

DOCUMENTARY 55 CENTS 55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 27 9 35 AM '67
NOTE BOOK 117 PAGE 392
RECORDING FEE # 3.00
DEP. REG. 1.50

Warranty Deed
G-199321 dm
FROM James Cecil Ferguson, ET UX
To George E. Lewis, Et UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Tenn. Title Co.
G# 198906
Att: Mr. Richards

BOOK 4174 PAGE 458

Nashville, Tennessee
Sept. 25th 1967.

Lawyers Title Insurance Corporation
3800 Cutshaw Avenue
Richmond, Virginia

Gentlemen: Guaranty No. 198906

I, or we, have recently erected improvements on the property situated in Davidson County, Tennessee, which is briefly described as follows:

Lot 84, Charlotte Park, Sec. 26, of record in Book 3700, pg. 91, RODC.

and have requested your Agent, Tennessee Title Company, Nashville, Tennessee, to issue a title insurance policy in connection with a sale, or in connection with a deed of trust securing a loan to be placed on said property.

These improvements which have recently been completed on the above described premises were made by the undersigned or at the instance of the undersigned, and the undersigned does hereby certify that all claims for labor and/or material going into the construction or improvements thereof and thereon, have been paid in full by the undersigned.

As an inducement to you, and specifically to authorize your Agent, Tennessee Title Company, to ussue such title policy or policies of insurance, without exception as to possible mechanics' or materialmen's liens, the undersigned in lieu of furnishing waivers of such liens, hereby agrees to indemnify and protect you from any and all loss or damage, including attorney's fees and other costs, which may be suffered or sustained by you as a result of mechanics' and materialmen's claims, or liens arising out of the recently completed improvements on said premises.

This statement is made with full knowledge and states that said bills for labor and/or materials have been paid. Nothing construed herein shall be in agreement between the parties to in the future pay such bills, and we the undersigned specifically authorize Tennessee Title Company, as our Agent, to transmit this statement to Lawyers Title Insurance Corporation, of Richmond, Virginia, through the United States Mails.

Yours very truly,

J. Douglas Wright, Jr.