WARRANTY DEED

BOOK 4216 PAGE 95

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beauchamp C. Ferguson et ux.	Beauchamp C. Ferguson	MAP 173
Route 1 (NAME:) Old Hickory Boulevard	Route 1 (NAME:) Old Hickory Boulevard	PAR 22
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee	(STREET ADDRESS) Antioch, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and in order to vest title to the property hereinafter described in the grantor and the grantee, as tenants by the entirety,

This Instrument Was Prepared By
Dewey W. Pedigo (ME)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Dorothy R. Ferguson,

have bargained and sold, and by these presents do transfer and convey unto the said my husband, Beauchamp 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 the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being a part of certain tracts designated as Nos. 4 and 4-C of the H. H. Stone Lands described according to a survey thereof made by Hickerson-Miller, surveyors and Engineers, November 22, 1958.

Said part of said tracts is described as beginning at a point in the center line of Old Hickory Boulevard, Brownlees Northeast corner as set out in Book 2540, page 431, Register's Office for said County; thence with the center line of said Old Hickory Boulevard north 65° 51' east a distance of 165.4 feet to a point in the center line of said Boulevard, the northeast corner of the subject tract herein described; thence south 6° 00' east a distance of 300 feet; thence south 4° 15' east 658.5 feet to a point: thence south 55° 15' west, 475.5 feet to a Maple tree; thence due south 11.5 feet to an elm tree; thence north 86° 00' west 336 feet to a point; thence north 18° 45' east 1416.7 feet along said Brownlee's line to the point of beginning, containing 12.9 acres, more or less.

Being the same real property conveyed to Mrs. Dorothy R. Ferguson by deed from Alex Arnold Lee and wife, of record in book 3889, page 648, Register's Office for said County.

This conveyance is made pursuant to the terms and provisions of Section 64-109 Tennessee Code Annotated; and for the express purpose of creating an estate by the entirety in the above described land in the said Dorothy R. Ferguson and her husband, Beauchamp C. Ferguson, so that the entire property, upon the death of either, will go to the survivor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,200.00

Subscribed and sworn to before me, this the 1st day of

19 65

My commission expires: [illegible]

(Affix Seal)

Dorothy R. Ferguson
Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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 Beauchamp C. Ferguson, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* Beauchamp C. Ferguson, ... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Dorothy R. Ferguson, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Beauchamp C. Ferguson, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* February, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Dorothy R. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Larry D. Ferguson, a Notary Public in and for said County and State, the within named Dorothy R. Ferguson,

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 Nashville, Tennessee, this 28 day of February, 1968

Larry D. Ferguson, Notary Public.

Commission Expires Nov. 2 1969

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Witness my hand and official seal at, this day of, 19

MAR 1 12 27 PM '68

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RECORDING FEE $ 4.50

DEP. REG. 2

, 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

STATE TAX $ 13.52
PROBATE .50
TOTAL $ 14.02

Notary Public

Commission Expires

MAR 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.