WARRANTY DEED

BOOK 4223 PAGE 414

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Ferguson	John M. Ferguson	9D-50375
(NAME) 2502 Blair Blvd	(NAME) 2502 Blair Blvd	Map 169
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37212	(STREET ADDRESS) Nashville, Tenn. 37212	Par. 28
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Three Thousand Five Hundred and No/100 --- ---------- ($3,500.00) ---------- *Dollars,* cash in hand paid by John M. Ferguson, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By
Phillip Sandidge
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennesse.

We, Baxter Clarence Cox and wife, Annie Marie Cox

have this day bargained and sold, and do hereby transfer and convey unto the said John M. Ferguson, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of said County and State, described according to a survey made by S. H. Hutchison, Surveyor, September 27, 1965, as follows:
Beginning at a point in the center of U. S. Highway No. 100 at the intersection of the center line of said Highway and the eastern boundary line of the Henry Jarrell Lot; thence with the center of said Highway, north 69° east 287 feet to a point at a culvert; thence south 5° 30' west 25 feet to a stake at the end of the southwest wing of said culvert; thence south 35° west 130 feet to a stake, formerly a white oak; thence south 55° west 252.5 feet to a stake in the eastern boundary line of the Henry Jarrett lot; thence with same, north 4° east 172 feet to the beginning, containing 0.87 of an acre, more or less.
Being the same real property conveyed to Baxter Clarence Cox and wife, Annie Marie Cox, by deed from Glenn Perry and wife, of record in book 4057, page 177, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3500.00

Subscribed and sworn to before me, this the 29th day of March 1968

John M. Ferguson
Affiant

My commission expires: My Commission Expires April 21, 1971
(Affix Seal)
Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John M. Ferguson, his

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John M. Ferguson, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 29th *day of* March, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Baxter Clarence Cox

Annie Marie Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Raymond H. Darrow, *a Notary Public in and for said County and State,* Baxter Clarence Cox and wife, Annie Marie Cox

*the within named 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 Nashville, Tennessee
this 27th *day of* March, *19*68

Commission expires My Commission Expires April 21, 1971

Raymond H. Darrow
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 .....

10956

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 29 10 26 AM '68
NOTE BOOK 118 PAGE 500
RECORDING FEE $ 3.00
DEP. REG. 5

STATE TAX $ 9.10
PROBATE .50
TOTAL $ 9.60

MAR 29 1968

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

WARRANTY DEED

FROM

Baxter Clarence Cox, et ux

TO

John M. Ferguson

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE