BOOK 4354 PAGE 968 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8750.00

Billy J. Cooke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 1969.

Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy M. Ferguson and wife Yvonne Ferguson (NAME)	Murphree Mortgage Company (NAME)	52-1-55
321 Harrington Street (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ and the assumption of a balance of note secured by deed of trust of record in Book 3947, page 958, R.O.D.C., Tennessee, we, Billy J. Cooke and wife Beatrice L. Cooke HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy M. Ferguson and wife Yvonne Ferguson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 15, Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Billy J. Cooke and wife, Beatrice L. Cooke, by deed from Herbert J. Pittman and wife, Dorothy N. Pittman, of record in Book 3947, page 957, said Register's Office.

This is unimproved ( ) improved (X) property, known as 321 Harrington Street, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 31st day of July, 1969

Billy J. Cooke

Beatrice L. Cooke

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named Billy J. Cooke, and wife, Beatrice L. Cooke

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 Madison, Tennessee, this 31st day of July 1969.

Commission expires 2-7-73

Mrs. Alfred R. Akin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail to: J. R. Coarsey Realty
P. O. Box 203, Madison, Tenn.
37115

WARRANTY DEED

FROM

BILLY J. COOKE AND WIFE

BEATRICE L. COOKE

TO

ROY M. FERGUSON AND WIFE

YVONNE FERGUSON

A 49629

IDENTIF. REFERENCE

AUG 4 9 44 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-4 69	CONV	*8,750.00			
AUG-4 69	S'TAX		A*	22.62	
AUG-4 69	PRFEE		A*	.50	
AUG-4 69	W'DEED		A*	3.00	* 26.12