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This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby Ferguson	same	MAP 6
(NAME:) R#3,	(NAME:)	P/6 Par 44
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE AND NO/100---------- ----------($1.00)---------- *DOLLARS*

Cash in hand paid the receipt of which is hereby acknowledged and the love and affection I bear for my beloved spouse.

I, Jean Ferguson,

have bargained and sold, and by these presents do transfer and convey unto the said Ruby Ferguson, her

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

A tract of land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Wayne A. Cooper, Sr., surveyor, on August 15, 1969, as follows:
BEGINNING at a spike in the center of Happy Hollow Road, the same being the Southeast corner of this instant tract; thence South 62° 30' West 342 feet to an iron pin in fence line; thence South 77° West 304 feet to an iron pin in fence; thence North 15° 30' West 166 feet to an iron pin; thence North 59° 12' East 95 feet to an iron pin near a corner of a barn; thence North 78° 51' East 56.4 feet to an iron pin; thence North 63° 30' East 382 feet to spike in the center of the road, the same being South 54° East 100 feet from a spike in the road in the original Northeast corner of a 33 acre tract; thence with the center of the road as follows: South 41° 15' East 100 feet to a spike in the road, South 49° 30' East 100 feet to a spike in the center of the road; thence South 43° 30' East 37 feet to the point of beginning, and containing 3.15 acres more or less.
BEING a portion of the same property conveyed to Jean Ferguson by deeds from G. A. Coggin et ux, and G. C. Coggin, as of record in Deed Book 1538, Page 565, and by deed from Raymond T. Ferguson, et ux, as of record in Book 2704, Page 233, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved 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 Ruby Ferguson, her *heirs and assigns, forever.*

I, Jean Ferguson
And / *do covenant with the said* Ruby 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, Jean 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* Ruby Ferguson, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* August, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jean Ferguson
Jean Ferguson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean Ferguson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of August, 1969.

Marie W Butterworth Notary Public

Commission expires 7-31-73

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.....

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,000.00 this is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 20th day of August, 19 69

Marie W Butterworth NOTARY PUBLIC

My commission expires: 7-31-73

AUG25 CONV *1,000.00
AUG25 S TAX A* 2.60
AUG25 PR FEE A* .50
AUG25 DEED A* 3.00 * 6.10

WARRANTY DEED

FROM Jean Ferguson

TO Ruby Ferguson

A 5 1 7 5 6

IDENTIF. REFERENCE

AUG 25 9 51 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee