(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee 37115.)

WARRANTY DEED

BOOK 4398 PAGE 394

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silverio M. Fuentes	Fidelity Federal Savings & Loan Assn.	
180 Suzann Drive (NAME: STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (NAME: STREET ADDRESS)	Map 162-2 Par. 62
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) -- *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

FERGUSON LUMBER CO., INC., A TENNESSEE CORPORATION, hereinafter called the grantor, has ~~have~~ *bargained and sold, and by these presents do/transfer and convey unto the said* SILVERIO M. FUENTES AND WIFE, BEVERLY FUENTES, herein 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:*

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 101 fronts 80 feet on the northerly side of Suzann Drive and runs back 135.7 feet on the easterly line and 135.2 feet on the westerly line to a dead line on which it measures 99.75 feet.

Being the same property conveyed to Ferguson Lumber Co., Inc., by deed from Shufeld Company, of record in Book 4222, page 206, Register's Offfice for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4158, page 42, amended in Book 4178, page 738; setback line and easements as shown on Plan of record in Book 3700, page 135; all in said Register's Office.

unimproved ( )
This is improved (X) property, known as 180 (House Number) Suzann Drive (Street), Nashville, Tennessee (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 grantees, their *heirs and assigns, forever.*

And it *do/covenant with the said* grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as stated herein.

And the said grantor *do/further covenant and bind* itself, its successors and/assigns, ~~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.*

Witness hand this 16th *day of* February, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FERGUSON LUMBER CO., INC.

BY: Charles E. Rhoten
Charles E. Rhoten, President

Attest: Bert C. Ferguson
Bert C. Ferguson, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

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

.....*Notary Public*

Commission expires .....

FEB 17 70	CONV	17,950.00			
FEB 17 70	S'TAX		A*	46.54	
FEB 17 70	PR'FEE		A*	.50	
FEB 17 70	W'DEED		A*	3.00	* 50.04

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Charles E. Rhoten and Bert C. Ferguson *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* Ferguson Lumber Co., Inc. *, the within named bargainor, a corporation, and that* he/she *such* President and Secretary *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary.

Witness my hand and seal, at office in Madison, Tenn. *, this* 16 *day of* February *, 19*70.

Commission expires November 4, 1973

Douglas M. Dickson *Notary Public at Large*

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 17.950.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Silverio M Fuentes
Affiant

Subscribed and sworn to before me this the 16 day of Feb. 1970

Douglas M. Dickson
Notary Public at Large

Commission Expires: Nov. 4. 1973

041730-0

WARRANTY DEED

FROM

FERGUSON LUMBER CO., INC.

TO

SILVERIO M. FUENTES ET UX

A 68883

FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

FEB 17 3 27 PH '70

FELIX X. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee