Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn. 3711

BOOK 4521 PAGE 471

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. C. B. Ferguson	Same	Map 104-11
(NAME:) 2500 Blair Blvd	(NAME:)	Par 284
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventeen thousand and no/100 ---------- ----------($17,000.00)--------- *DOLLARS*

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Howard Hempel and Louise Parman, sole surviving heirs of Augusta L. Hempel, the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* C. B. Ferguson, unmarried, the grantee and his *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. 150 in the Bransford Realty Company's Subdivision, of the Edgar Jones Home Place, as plan of which is of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 150 fronts 55 feet on the north side of Blair Boulevard, formerly Long Avenue, and extends back northwardly between parallel lines, and with the western margin of 25th Ave., South, 177.1 feet on its westerly side, and 178.4 feet, more or less, on its easterly side, to an alley in the rear.

Being the same property conveyed to Augusta L. Hempel by deed from Katie F. Hempel and husband, of record in Book 857, page 658, Said Register's Office; the said Augusta L. Hempel having since died.

This is unimproved ( ) improved (X) property, known as Blair Blvd., (House Number) Nashville, (Street) 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 and their *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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.*

And we, the grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee and his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* June, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard A. Hempel Sr.

Louise Parman

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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, Howard Hempel and Louise Parman

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 White Creek Tennessee, this 25th day of June, 19 71.

Annie E Reeves Notary Public

Commission expires July 25, 1972

JUL 20 71 CONV 17,000.00
JUL 20 71 S'TAX A* 44.20
JUL 20 71 PUFEE A* .50
JUL 20 71 RECD A* 4.00 * 48.70

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State ~~Duval~~ ~~and~~ ~~the~~ Louise Parman the within named 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 Jacksonville Florida this 12th day of July, 1971.

James R. Brock
Notary Public

My commission expires Jan. 19, 1974

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 $ 17,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Howard R. Hempel
Affiant

Subscribed and sworn to before me this the 25th day of June 1971

Annie E Reeves
Notary Public

Commission Expires: July 25, 1971

Madison Title Group

WARRANTY DEED

FROM

Howard Hempel and Louise Parman

TO

C.B. Ferguson.

B 23510

IDENTIF. REFERENCE

JUL 20 8 14 AM '71

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