This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
[illegible] Ave., Nashville, Tenn.

WARRANTY DEED

ATC-166350

REAU E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-13-41 Pal	Mr/Mrs Matthew R. Ferguson	Fidelity Federal S & L Assn' 4th and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-51825	405 Wilsonia Drive 37205	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT 12 F	CONV	51,000.00			
OCT 12 F	S'TAX		A*	132.60	
OCT 12 F	PR'FEE		A*	.50	
OCT 12 F	W'DEED		A*	4.00	* 137.10

DANIEL F. LYNCH, a widower

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MATTHEW RAY FERGUSON and wife, JOANN H. FERGUSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for said County.

Said Lot No. 8 fronts 215 feet on the southerly side of Wilsonia Drive and extends back 287 feet on the easterly line and 358.4 feet on the westerly line to a dead line, measuring 205.8 feet thereon.

Being the same property conveyed to Daniel F. Lynch and wife, Leona J. Lynch, by deed from H. G. Hill Realty Company, a corporation, of record in Book 2343, page 223, the said Leona J. Lynch having since died.

This conveyance is made subject to restrictions of record in Book 2343, page 223.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of October, 19 71

Daniel F. Lynch

Daniel F. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4544 PAGE 333

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Daniel F. Lynch, a widower

the bargainor(s), 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 Nashville, Tennessee, this, the 11th day of October, 1971.

Reau E Folk Jr
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$51,000.00

Matthew Ray Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 1971

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Reau E Folk Jr
Notary Public

WARRANTY DEED
REF: VS

FROM DANIEL F. LYNCH, A WIDOWER

TO MATTHEW RAY FERGUSON AND WIFE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
OCT 12 3 19 PM '71

IDENTIF. REFERENCE

B 3400 1: 1

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

019.720-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public