(This instrument was prepared by [redacted], Attorney at Law, 320 Gallatin Road, Madison, Tenn.) James A. Lesemann

# WARRANTY DEED

BOOK 4518 PAGE 213

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bert C. Ferguson | First & Mid-South Mortgage Company | MAP 83-7 |
| ~~424~~ (NAME) Berclair | (NAME) 410 Union Street | PAR 258 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison Tenn | (STREET ADDRESS) Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

Map 83-7

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ( $10.00) *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness payable to First & Mid-South Mortgage Company; and secured by a deed of trust of record in Book 4443, page 129, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay,

We, DONALD TERRY BUCKLEY AND WIFE, PATSY JEAN BUCKLEY, hereinafter called the grantors,

*have this day bargained and sold, and do hereby transfer and convey unto* ~~the said~~

BERT C. FERGUSON, herein called the grantee,

his ~~heirs~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 42 on the Plan of Roselawn as of record in Book 2133, page 1, Register's Office for said County.

Said Lot No. 42 begins at a point in the easterly margin of Crescent Hill Road at the common corner of Lots Nos. 42 and 43 on said plan; thence with the common boundary line between Lots 42 and 43, eastwardly 116.6 feet to the common corner of Lots Nos. 41, 42 and 43; thence with the common boundary line between Lots 41 and 42, southerly 108 feet to the northerly margin of Pioneer Lane; thence with the margin of Pioneer Lane, westwardly 87 feet to a marker; thence in a northwestwardly direction around a curve, 39.3 feet to a marker in the easterly margin of Crescent Hill Road, thence northerly 87.3 feet to the point of beginning.

Being the same property conveyed to Donald Terry Buckley and wife, Patsy Jean Buckley, by deed from William Perry Brewster and wife, Flora S. Brewster, of record in Book 4443, page 127, Register's Office for said County.

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This conveyance is made subject to restrictions of record in Book 2089, page 294, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 18,020.00

Subscribed and sworn to before me, this the 26 day of October 19 71

Affiant Bert C. Ferguson

My commission expires My Commission Expires May 8, 1973 (Affix Seal) Notary Public Frances E. Osborn

This is ~~unimproved~~ (or ~~improved~~) property, known as 312 Pioneer Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantee, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 17th *day of* October, 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.*

Patsy Jean Buckley (Patsy Jean Buckley)

Donald Terry Buckley (Donald Terry Buckley)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* Donald Terry Buckley and wife, Patsy Jean Buckley,

*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* Hendersonville, Tennessee *this* 17th *day of* October, *19* 71

My Commission Expires May 8, 1973

Notary Public

*Commission expires*.....

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*.....

OCT27 CONV 18,020.00
OCT27 S'TAX A* 46.80
OCT27 PR'FEE A* .50
OCT27 W'DEED A* 4.00 * 51.30

WARRANTY DEED

FROM

DONALD TERRY BUCKLEY ET UX

TO

BERT C. FERGUSON

B 3 5 6 2 8

IDENTIF. REFERENCE

OCT 27 10 43 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS