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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,600.00

Merle F. Kirkwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 72.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merle F. Kirkwood, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	11D 80965
920 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 52-7
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 54

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bert C. Ferguson and wife, Janelle M. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Merle F. Kirkwood and wife, Mildred J. Kirkwood

HEREINAFTER 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 18 on the Plan of Madison Heights, Section 2, Part 5, as of record in Book 2330, page 5, Register's Office for said County.

SAID Lot No. 18 fronts 110 feet on the southerly side of Berwick Trail and extends back 335.63 feet on the easterly line, passing a witness line at 200.09 feet, and 330.04 feet on the westerly line, passing a witness line and 200.0 feet, measuring 103.95 feet along the witness line, to the low water mark of the Cumberland River, measuring 100 feet thereon.

BEING the same property conveyed to Bert C. Ferguson and wife, Janelle M. Ferguson by deed from Old Hickory Construction Company, Inc., of record in Book 2596, page 597, REgister's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2241, page 209, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 920 Berwick Trail, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of May, 19 72

Bert C. Ferguson

Janelle M. Ferguson

Bert C. Ferguson

Janelle M. Ferguson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bert C. Ferguson and wife, Janelle M. Ferguson

the bargainors, 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 Nashville, Tennessee, this 16th day of May 1972.

Commission expires 11/8/75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
BERT C. FERGUSON, ET UX

TO
MERLE F. KIRKWOOD, ET UX

B 59617

IDENTIF. REFERENCE

MAY 17 8 23 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 17 72	CONV	25,600.00			
MAY 17 72	S TAX		A*	66.56	
MAY 17 72	PREEE		A*	.50	
MAY 17 72	WDEED		A*	4.00	* 71.06

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Merle F. Kirkwood
120 Benevue Trail
Hendersonville, Tenn. 37075