BOOK 4668 PAGE 541

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl G. Ferguson, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	146-E
824 Oakwood Terrace Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	57 Part
Nashville, Tenn. 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Carl G. Ferguson, Jr. and wife, Shelley W. Ferguson, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Ralph Stevens and Melvin Jones, partners, d/b/a American Homes,

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

Carl G. Ferguson, Jr. and wife, Shelley W. Ferguson,

their ~~XXXXX~~, *heirs and assigns,*

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

Being Lot No. 43, Oakwood Terrace, Section Two, 2nd Civil District, as of record in Book 4460, pages 54 and 55, Register's Office for said County.

Said Lot No. 43 fronts 60 feet on the southerly side of Oakwood Terrace Drive and runs back between lines 143.93 feet on the westerly side line and 145.42 feet on the easterly side line to a line at the rear measuring 60.02 feet thereon.

Being part of the same property conveyed to Ralph Stevens and Melvin Jones, partners, d/b/a American Homes, by deed from Marion Thurman and wife, Eva Thurman of record in Book 4583, page 296, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,150.00

Subscribed and sworn to before me, this the 21st day of December 1972

Affiant: Carl G. Ferguson Jr.

My commission expires: 8/14/76 (Affix Seal)

Notary Public: Sandra M. Crabtree

This is unimproved ( ) improved ( ) property, known as ..... (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

Carl G. Ferguson, Jr. and wife, Shelley W. Ferguson, their

~~XXXXX~~

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl G. Ferguson, Jr. and wife, Shelley W. Ferguson, their

~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *day of* December, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AMERICAN HOMES

X Ralph Stevens
Ralph Stevens

X Melvin Jones
Melvin Jones

By: Ralph Stevens Atty.-in-Fact
Ralph Stevens, Atty.-in-Fact

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly W. Crabtree, *a Notary Public in and for said County and State,* Ralph Stevens, *the within named bargainor, 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* 21st *day of* December, *19* 72.

Beverly W. Crabtree *Notary Public*

Commission expires 8/14/76

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of December, 1972, before me personally appeared Ralph Stevens, to me known to be the person who executed the foregoing instrument in behalf of Melvin Jones and acknowledges that he executed the same as the free act and deed of said Melvin Jones.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1972.

Notary Public

Commission expires 8/14/76.

DEC29 72	CONV	23,150.00			
DEC29 72	S'TAX		A*	60.06	
DEC29 72	PR'FEE		A*	.50	
DEC29 72	W'DEED		A*	4.00	* 64.56

WARRANTY DEED

FROM
Ralph Stevens & Melvin Jones
d/b/a American Homes

TO
Carl G. Ferguson, Jr., et ux

B 8 9 4 8 4

IDENTIF. REFERENCE

DEC 29 12 52 PM '72

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

RETURN TO:
DOBSON & JOHNSON, INC.