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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 $_____

$8,000.00 Samuel Joseph Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 19 73

Notary Public

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 2807 Nolensville Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Joseph Ferguson (NAME)	First Federal Savings & Loan (NAME)	
1404 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	236-4th Avenue North (STREET ADDRESS)	83-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	130

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, James C. Dunaway et ux Edith Y. Dunaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Joseph Ferguson et ux Margaret Elizabeth Ferguson

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 Davidson County, Tennessee, being Lot No. 15 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office, Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the southerly side of Benjamin Avenue and runs back 134.5 feet on the easterly line, and 135 feet on the westerly line to an alley, and shown 50 feet on said alley.

BEING the same property conveyed to James C. Dunaway et ux Edith Y. Dunaway by deed from Melvin Thomas Chandler et ux Eva Catherine Chandler of record in Book 3373, page 291, Register's Office, Davidson County, Tennessee.

Grantees herein agree to assume and pay a first mortgage payable to First Federal Savings and Loan Association of Nashville, Tennessee, of record in the Register's Office, Davidson County, Tennessee.

Escrow account to be transferred to grantees.

This is improved (X) unimproved ( ) property, known as 1404 Benjamin Street, Nashville, Tennessee 37206
(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 5th day of September, 1973

James C. Dunaway

Edith Y. Dunaway

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Dunaway et ux Edith Y. Dunaway

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 5th day of September 19 73

Commission expires 5/10/75

Patsy A. Rath
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

JAMES C. DUNAWAY ET UX

TO

SAMUEL JOSEPH FERGUSON ET UX

C 22575

IDENTIF. REFERENCE

SEP 5 2 33 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-5	CONV	*8,000.00				
SEP-5	STAX		A*	20.80		
SEP-5	PB FEE		A*	.50		
SEP-5	W DEED		A*	4.00	*	25.30