BOOK 4761 PAGE 371 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Leanne F. Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1973

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: August 14, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Atty. 3311 Gallatin Road Nashville, Tennessee 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Shelby Et Ux (NAME)	Ralph E. Shelby (NAME)	Map 52-7
916 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	916 Berwick Trail (STREET ADDRESS)	Parcel 53
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	

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 Ralph E. Shelby and wife, Leanne F. Shelby

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:

A certain lot or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 17 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. 17 fronts 110 feet on the southerly side of Berwick Trail and extends back 330.04 feet on the easterly line and 423.06 feet on the westerly line to the low water mark of the Cumberland River, measuring 110.17 feet thereon.

Being the same real property conveyed to Bert C. Ferguson and wife, Janelle M. Ferguson, by deed from Eckhardt Company, Inc., of record in book 2698, page 105, said Register's Office.

This is improved (X) unimproved ( ) property, known as 916 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 hands this 31st day of October, 1973

Bert C. Ferguson

Janelle M. Ferguson

STATE OF TENNESSEE
Davidson County

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

the 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 Nashville, Tennessee, this 31st day of October 19 73

Commission expires August 14, 1976

Paul G Blankenship
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

TO

C 30401

IDENTIF. REFERENCE

Nov 2 12 21 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-2?	CONV	20,000.00			
NOV-2?	STAX		A*	52.00	
NOV-2?	PRFEE		A*	.50	
NOV-2?	W'DEED		A*	4.00	
NOV-2?	MISC		A*	.20	* 56.70