BOOK 4767 PAGE 509 FORM NO. WA-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,600.00

James C. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1973.

John U. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Ferguson (NAME)	First Federal Savings & Loan Ass'n. (NAME)	23W-8565
1500 Ordway Place (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Map 83 9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee-37219 (CITY) (STATE) (ZIP)	Par 307

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, CULVER MANUFACTURING COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. FERGUSON and wife, JOYCE L. 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. 119 on the Plan of A.V.S. Lindsley 29 acre tract of record in Plan Book 57, page 66, Register's Office for said County.

SAID Lot No. 119 fronts 50 feet on the southerly margin of Ordway Place and extends back 128.2 feet on the westerly line and 126.4 feet on the easterly line to an alley.

BEING the same property conveyed to Culver Manufacturing Company, by deed from Ernest D. Dishman and wife, Ruth N. Dishman, of record in Book 4664, page 498, Register's Office for Davidson County, Tennessee.

It is understood and agreed and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings and Loan Association of record in Book 4475, page 221, Register's Office for Davidson County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1500 Ordway Place, Nashville, Tennessee
(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 my hand this 16th day of November, 1973

CULVER MANUFACTURING COMPANY

By: E. M. Culver, President

RF

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E.M. Culver and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Culver Manufacturing Company the within named bargainor, a corporation, and that (he) as such President 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 President as such _____, and attesting the same by the said E. M. Culver as such _____

Witness my hand and official seal at office at Nashville on this the 16th day of November, 19 73.

My commission expires 5-1-76

John U Adams
Notary Public

WARRANTY DEED

BE

FROM

CULVER MANUFACTURING COMPANY

TO

JAMES C. FERGUSON, ET UX

C 3 3 0 4 1

IDENTIF. REFERENCE

Nov 26 12 35 PM '73

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

NOV26 73	CONV	14,600.00			
NOV26 73	S'TAX		A*	37.96	
NOV26 73	PR'FEE		A*	.50	
NOV26 73	W'DEED		A*	4.00	* 42.46