Prepared by Jordan Stokes III, Attorney at Law, Nashville, Tennessee 37219

WARRANTY DEED BOOK 4809 PAGE 81

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy Ann Ferguson (NAME)	Same (NAME)	27W 19810
Apartment 328 Cane Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-1-247
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand Seven Hundred ($10,700.00) ..... *Dollars,* of which Dorothy Ann Ferguson has paid the sum of Two Thousand Three Hundred ($2,300.00) in cash and for the balance has assumed and agreed to pay the balance owing (not more than $8,400.00) on the note secured by a first deed of trust on the property herein conveyed,

We, Roland R. Vaillancourt and wife, Edith Y. Vaillancourt,

have this day bargained and sold, and do hereby transfer and convey unto the said Dorothy Ann Ferguson, her

heirs and assigns,

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

Being Lot No. 9 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Property, as of record in Plan Book 2, page 42, Chancery Court at Nashville.

Said Lot No. 9 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines 246 feet, more or less, to an alley.

BEING the same property conveyed to Roland R. Vaillancourt and wife, Edith Y. Vaillancourt, by deed from Laura B. Hackett, of record in Book 4465, page 16, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,700.00

Subscribed and sworn to before me, this the 25th day of April 19 74

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (House Number) Petway (Street) Avenue P. O. Address Nashville (City or Town) Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dorothy Ann Ferguson, her

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. except for lien retained in deed from Laura B. Hackett, Book 4465 page 16, RODC, Tennessee of no more than $8,400.00) We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Dorothy Ann Ferguson, her

(successors) heirs and assigns, against the lawful claims of all persons.

Witness our hand this 24 day of April, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roland R. Vaillancourt
Roland R. Vaillancourt

Edith Y. Vaillancourt
Edith Y. Vaillancourt

Accepted and agreed to:

Dorothy Ann Ferguson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. E. Beasley, *a Notary Public in and for said County and State,* Roland R. Vaillancourt and wife, Edith Y. Vaillancourt,

the within named 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* 24 *day of* April, *19*74.

W. E. Beasley
Notary Public

Commission expires My Commission Expires July 24, 1977

COLLINS GARY JOHN NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

WARRANTY DEED

FROM

Roland R. Vaillancourt et ux

TO

Dorothy Ann Ferguson

C 5 1 5 1 8

IDENTIF. REFERENCE

APR 25 9 10 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

APR 25 74	CONV	10,700.00			
APR 25 74	S'TAX		A*	27.82	
APR 25 74	PR'FEE		A*	.50	
APR 25 74	W'DEED		A*	4.00	* 32.32