BOOK 4888 PAGE 789

This Instrument Was Prepared By
Dewey W. Pedigo (mE)
Of the law firm of Dodson & Sanderson
Suite 1000 Commerce Center, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward M. Ferguson (NAME)	Guaranty Mortgage Company (NAME)	8D-48385
709 Newberry Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	2331-34-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by Edward M. Ferguson and wife, Sandra L. Ferguson, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

We, Evans A. Kelly and wife, Linda V. Kelly

have this day bargained and sold, and do hereby transfer and convey unto the said Edward M. Ferguson and wife, Sandra L. Ferguson

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 325 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for said County.

Said Lot No. 325 fronts 151 feet on the westerly side of Newberry Road, and extends back between lines 227 feet on the northerly line and 275.9 feet on the southerly line, to a dead line in the rear on which it measures 187.3 feet.

Being the same property conveyed to Evans A. Kelly and wife, Linda V. Kelly, by deed from Jerry B. Manar and wife, Bettye Henderson Manar, of record in Book 3792, page 486, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,900.00

Subscribed and sworn to before me, this the 10th day of February 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 709 Newberry Road (House Number) (Street) Nashville, Tennessee 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 Edward M. Ferguson and wife, Sandra L. Ferguson

their *(successors), 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* Edward M. Ferguson and wife, Sandra L. Ferguson

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

Witness our hand s this 10th day of February, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evans A. Kelly

Linda V. Kelly

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Evans, a Notary Public in and for said County and State, Evans A. Kelly and wife Linda V. Kelly

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 10th day of February, 19 75

Mary Evans
Notary Public

Commission expires 4/25/76

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
G-225462 AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Evans A. Kelly et ux

TO
Edward M. Ferguson et ux

C 87284

IDENTIF. REFERENCE

FEB 11 2 08 PM '75
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

FEB 11 75	CONV	35,900.00			
FEB 11 75	S'TAX		A*	93.34	
FEB 11 75	PR'FEE		A*	.50	
FEB 11 75	W'DEED		A*	4.00	* 97.84

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238