BOOK 4915 PAGE 76 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May, 1975.

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Towle (NAME)	SAME (NAME)	Map 103-13
405 Wilsonia Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 41
Nashville, Tennessee-37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8D-51825

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, MATTHEW RAY FERGUSON and wife, JOANN H. FERGUSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM F.TOWLE and wife, STEPHANIE TOWLE

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. 8 on the Plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 215.0 feet on the southerly side of Wilsonia Avenue and extends back 287.0 feet on the easterly line and 358.4 feet on the westerly line to a dead line, measuring 205.8 feet thereon.

BEING all of the same property conveyed to Matthew Ray Ferguson and wife, Joann H. Ferguson, by deed from Daniel F. Lynch, a widower, of record in Book 4544, page 332, Register's Office for Davidson County, Tennessee.

Subject to 1975 taxes, which grantees assume and have been prorated this date.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2343, page 223, and such limitations as appear on the plan of record, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 405 Wilsonia Avenue, Nashville, Tennessee- 37205
(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 22nd day of May, 19 75.

Matthew Ray Ferguson

Joann H. Ferguson

Matthew Ray Ferguson

Joann H. Ferguson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Ray Ferguson and wife, Joann H. Ferguson

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 22nd day of May 19 75.

Commission expires 5-29-77

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

G# 191253

WARRANTY DEED

FROM

MATTHEW RAY FERGUSON, ET UX

TO

WILLIAM F. TOWLE, ET UX

C 9 9 4 4 9

T

IDENTIF. REFERENCE

MAY 22 2 12 PM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARRIOTT CLEMENTON, JR.
ATTORNEY AT LAW
3360 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

MAY22[illegible]	CONV	77,500.00			
MAY22[illegible]	S'TAX		A*	201.50	
MAY22[illegible]	PR'FEE		A*	.50	
MAY22[illegible]	W'DEED		A*	4.00	* 206.00 -