BOOK 4939 PAGE 372

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

William T. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 75.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William T. Ferguson (NAME)	Commerce Union Bank (NAME)	2DA 34865
898 Kipling Drive (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Map 107-1
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 2

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, WILLIAM ROBERT TAYLOR and wife, ALPHA H. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM T. FERGUSON and wife, GWENDOL T. 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. 61 on the plan of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for said County.

SAID Lot No. 61, which is a corner lot, fronts 70 feet on the northerly margin of Kipling Drive and fronts 154.5 feet on the westerly margin of Goodbar Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 90 feet on the northerly line and 174.7 feet on the westerly line to a point of intersection.

BEING the same property conveyed to William Robert Taylor, erroneously referred to as William Robert Tyalor, and wife, Alpha H. Taylor, by deed from Robert E. Muse and wife, Gladys L. Muse, of record in Book 2696, page 617, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 898 Kipling Drive, Nashville, Tennessee 37217
(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 6th day of August, 1975

William Robert Taylor
William Robert Taylor

Alpha H. Taylor
Alpha H. Taylor

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM ROBERT TAYLOR and wife, ALPHA H. TAYLOR

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 6th day of August 1975

Commission expires 5-1-76

John V. Adams
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
WILLIAM ROBERT TAYLOR ET UX

TO
WILLIAM T. FERGUSON ET UX

D 10123

T

IDENTIF. REFERENCE

AUG 7 3 29 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-7[illegible]		CONV	22,500.00			
AUG-7[illegible]	S'TAX			A*	58.50	
AUG-7[illegible]	PR'FEE			A*	.50	
AUG-75		W'DEED		A*	4.00	* 63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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