BOOK 4960 PAGE 745 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 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
John William Ferguson, Jr. et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 59-115
6033 Cargile Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par 16
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37237 (CITY) (STATE) (ZIP)	8D-74630

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, STEPHEN SINICHAK and wife, SUE SINICHAK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN WILLIAM FERGUSON, JR. and wife, BETTY LOUISE 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. 73 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County.

SAID Lot No. 73 fronts 124.0 feet on the south side of Cargile Road and runs back between lines 305.9 feet on the west line and 285.9 feet on the east line to a dead line in the rear on which it measures 125.5 feet.

BEING all of the same property conveyed to Stephen Sinichak and wife, Sue Sinichak, by deed from Richard W. Oliver and wife, Jean S. Oliver, of record in Book 4545, page 921, Register's Office for Davidson County, Tennessee.

It is understood 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 first mortgage deed of trust to Guaranty Mortgage Company of record in Book 3478, page 79, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

SUBJECT to restrictive covenants of record in Book 2542, page 486, and limitations on the plan of record in Book 2331, page 20, Register's Office for Davidson County, Tennessee.

SUBJECT to 1975 taxes which Grantees assume, and have been prorated this date.

unimproved ( )
This is improved (X) property, known as 6033 Cargile Road, 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 9th day of October, 1975

Stephen Sinichak

Sue Sinichak

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 Stephen Sinichak and wife, Sue Sinichak

the bargainor S, 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 9th day of October 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# 194557

WARRANTY DEED

FROM

STEPHEN SINICHAK, ET UX

TO

JOHN WILLIAM FERGUSON, JR., ET UX

D 19630

IDENTIF. REFERENCE

OCT 10 3 42 PH '75

FELIX P. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 10 75	CONV	54,000.00			
OCT 10 75	S'TAX		A*	140.40	
OCT 10 75	PR'FEE		A*	.50	
OCT 10 75	W'DEED		A*	4.00	* 144.90