Form No. WD-1

BOOK 5047 PAGE 359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

28,000.00 Owen M. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 19 75

Notary Public

MY COMMISSION EXPIRES: 10/4/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen M. Ferguson (NAME)	Dobson & Johnson, Inc. (NAME)	15
2744 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	90.7
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	Pal

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, The Continental Mortgage Ins., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen M. Ferguson et ux Mattie F. 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:

EXHIBIT A

Land in Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of Weaver-Harris et al Lands, as of record in Plan Book 2, Page 183, Chancery Court at Nashville, described according to a survey made by C.J. Carney, Surveyor, dated June 20, 1963, as follows, and further described by survey of John Kohl, dated October 12, 1973: Beginning at a point in the center of Union Hill Road, said point being the southwest corner of the land conveyed to David A. Allen and wife, by deed of record in Book 3576, Page 295, Register's Office for said County, thence with said Road, north 86 degrees east 23.3 feet to a point; thence 75 degrees 15 minutes east 77.2 feet to a point; thence north 2 degrees 30 minutes east 470 feet to a point; thence south 38 degrees east 100 feet to a point; thence south 2 degrees 30 minutes west 490 feet to the point of beginning.

Being the same property conveyed to The Continental Mortgage Insurance, Inc. by deed from The Federal National Mortgage Association, recorded in Book 4995, Page 310, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( ) This is improved (X) property, known as 2744 Union Hill Road (House Number) (Street) Joelton, TN 37080 (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 my hand this 18TH day of JUNE, 19 75

Continental Mortgage Insurance, Inc.

By: X
Keith A. Yelinek, President

Attested By: X Earl Larson
Earl Larson, Ass't Secretary

STATE OF TENNESSEE
Davidson County

BOOK 5047 PAGE 360

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____ _____ Notary Public

STATE OF ~~TENNESSEE~~ WISCONSIN
~~County~~ DANE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keith A. Yelinek and Earl Larson with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the President and Ass't Secretary respectively of the The Continental Mortgage Ins., Inc. the within named bargainor, and corporation, and that (he) (they) as such President and Ass't Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Keith A. Yelinek as such President, and attesting the same by the said Earl Larson as such Ass't Secretary

Witness my hand and official seal at office at Nashville on this the 7TH day of JUNE, 19 76

My commission expires March 16, 1980

Curt S. [illegible]
Notary Public

COURT OF WISCONSIN NOTARY PUBLIC STATE OF

D 59087

WARRANTY DEED

FROM The Continental Mortgage Ins. Co

TO Owen T. Ferguson

IDENTIF. REFERENCE

JUL 19 3 38 PM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

mail DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUL 1976	CONV	28,000.00			
JUL 1976	S'TAX		B*	72.80	
JUL 1976	PR'FEE		B*	.50	
JUL 1976	W'DEED		B*	4.00	* 77.30