BOOK 5063 PAGE 450

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,000.00 James O. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST 19 76.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

NOTARY PUBLIC LARGE CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Ferguson (NAME)	First and Mid-South Mortgage Co. (NAME)	72-12
1928 Upland Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	296
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	15D-60955

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, Emily F. Lewis, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Ferguson et ux Peggy Haley 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. 135 on the plan of Burchwood Gardens, Section Two, of record in Plan Book 2900, page 66, Register's Office for said County.

SAID Lot No. 135 fronts 82 feet on the southeasterly margin of Upland Drive and extends back 134.11 feet on the northeasterly line and 198.1 feet on the southwesterly line to a broken line in the rear, measuring 116.01 feet thereon.

BEING the same property conveyed to Clarence Lewis and wife, Emily F. Lewis by deed from E. Graves Pate, Sr., and wife, Frieda Hays Pate of record in Book 3317, page 319, Register's Office for Davidson County, Tennessee, the said Clarence Lewis having since died.

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

This is improved (XX) unimproved ( ) property, known as 1928 Upland Drive (House Number) (Street) Nashville, Tennessee 37216 (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 27TH day of AUGUST, 1976

Emily F. Lewis
Emily F. Lewis

STATE OF TENNESSEE
Davidson County

BOOK 5063 PAGE 451

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily F. Lewis, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27TH day of AUGUST 19 76.

Commission expires

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

D 65548

IDENTIF. REFERENCE

AUG 30 1 15 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Emily F. Lewis, a widow

TO
James O. Ferguson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

AUG 30 76	CONV	27,000.00			
AUG 30 76	S'TAX		B*	70.20	
AUG 30 76	PR'FEE		B*	.50	
AUG 30 76	W'DEED		B*	4.00	* 74.70