THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5079 PAGE 953

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Ferguson, et al	SAME	
(NAME)	(NAME)	
Rt. 3		66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	57 pt
Ashland City, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by James D. Ferguson and W. D. Ferguson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT 20 76	CONV	*6,500.00			
OCT 20 76	S'TAX		B*	16.90	
OCT 20 76	PR'FEE		B*	.50	
OCT 20 76	W'DEED		B*	4.00	* 21.40

we, Dan McCuiston and wife, Nell Kathryn McCuiston,

have this day bargained and sold, and do hereby transfer and convey unto the said James D. Ferguson, a single man, and father, W. D. Ferguson,

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described to-wit:

Beginning at a stake on G. R. Oglesby's line on the right of way of the Tennessee Central Railroad, 50 feet from its center line, and the center line of a stone culvert and running thence parallel with said railroad along the right of way line, South 71° East 212 feet to a stake on G. R. Oglesby line; thence South 19° West 91 feet to a stake on the edge of Cumberland River; thence down Cumberland River at water's edge, North 71-1/2° West 212 feet more or less to a stake; thence North 19° East 121 feet to the point of beginning.

Being the same property conveyed to Dan McCuiston and Nell Kathryn McCuiston by deed from R. M. Gupton and wife, Pauline Gupton, of record in Book 4426, page 1, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 19th day of Oct 1976

Affiant: James D. Ferguson

My commission expires: 9-12-78 (Affix Seal)

Notary Public: Judy P. Adkins

U.S. + TENNESSEE REAL ESTATE TRANSFER TAX PAID

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) P. O. Address: ..... City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James D. Ferguson and W. D. Ferguson, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James D. Ferguson and W. D. Ferguson, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* October, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

✓ Dan McCuiston

✓ Nell Kathryn McCuiston

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Princess Anne

Personally appeared before me, James D Ferguson, *a Notary Public in and for said County and State,* Dan McCuiston and Nell Kathryn McCuiston,

the within named 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 Virginia Bch *this* 16th *day of* October, 1976.

Commission expires 1/24/77 James D Ferguson Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

WARRANTY DEED

FROM

Dan McCuiston et ux

TO

James D. Ferguson et al

D 73281

IDENTIF. REFERENCE

OCT 20 1 46 PM '76

FEL... ...GISTER
DAVIDSON ...TY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS