This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5115 PAGE 387

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James M. Ferguson	Same	104-16 82
(NAME)	(NAME)	
1914 Ashwood		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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cash in hand paid and other good and valuable considerations, the *Dollars,* receipt of which is hereby acknowledged,

FEB15	CONV	15,000.00			
FEB15	S'TAX		B*	39.00	
FEB15	PR'FEE		B*	.50	
FEB15	W'DEED		B*	4.00	* 43.50

We, JEAN FERGUSON MOSES, CATHERINE FERGUSON CARSON, JAMES W. FERGUSON and WALTER FERGUSON,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES M. FERGUSON, their

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

Being the easterly half of Lot 126 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 126 fronts 50 feet on the northerly side of Ashwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to W. T. Ferguson and wife, Jean S. Ferguson, by deed from United Realty Company, a Tennessee corporation,of record in Book 946, page 340, Register's Office for Davidson County, Tennessee, the said Jean S. Ferguson having died on the 2nd day of March, 1973, and the said W. T. Ferguson having died intestate on June 22, 1976, with his sole legal heirs being Jean Ferguson Moses, Catherine Ferguson Carson, James W. Ferguson and Walter Ferguson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 4th day of February 19 77

Affiant James M Ferguson

My commission expires 2-2-80 (Affix Seal)

Notary Public Gloria Dolen

This is unimproved ( ) improved (X) property, known as 1914 Ashwood Avenue, Nashville, Tennessee
(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 M. FERGUSON, his

(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.*, except by taxes for the year 1977, subject to which this conveyance is executed.

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

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

Witness our *hand* S *this* 4th *day of* February, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Ferguson
James W. Ferguson

Walter Ferguson
Walter Ferguson

Jean Ferguson Moses
Jean Ferguson Moses

Catherine Ferguson Carson
Catherine Ferguson Carson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, Jean Ferguson Moses, Catherine Ferguson Carson, James W. Ferguson and Walter Ferguson,

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 Nashville, Tennessee, this 4th day of February, 19 77.

Commission expires 2-2-80

..... 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.....

Mail Hall Smith
Mid State Equip Credit Union
Box 1120 Zip

WARRANTY DEED

FROM
Jean Ferguson Moses et al

TO
James M. Ferguson

D 8 9 5 0 6

IDENTIF. REFERENCE

FEB 15 12 19 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238