THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
QUINTIN E. FERGUSON ET UX	SECURITY FEDERAL SAVINGS & LOAN ASSN.	
(NAME)	(NAME)	84-14
2005 JUNE DRIVE	4235 HILLSBORO ROAD	99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl
DONELSON, TENN. 37214	NASHVILLE, TENNESSEE 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- *Dollars,*

Cash in hand paid, and other good and valuable consideration paid by the grantees herein, receipt of which is hereby akcnowledged.

Roy S. Jones

have this day bargained and sold, and do hereby transfer and convey unto the said

Quintin E. Ferguson and wife, Verna H. Ferguson,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for said County.

Said Lot 65 fronts 119.1 feet on the easterly side of Barker Road, and runs back between lines 193.0 feet on the southerly side, and 155.0 feet on the northerly side, to a line in the rear on which it measures 112.0 feet.

Being the same property conveyed to Roy S. Jones, by deed from A. K. Butner and wife, Patricia A. Butner, recorded in Book 5106, page 217, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 2271, page 541, Register's Office of Davidson County, Tennesssee and also subject to a 10-foot easement for public utilities along rear and southerly of premises and drainage and anchor easement located on premises, a 60-foot building set-back line from Barker Road, and conditions of owner's certificate as shown on Plan of record in Book 2133, page 87, Register's Office for said County.

I, Cynthia Lynn Jones, wife of the within Roy S. Jones, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 13th day of June, 19 77

Affiant: Quintin E. Ferguson

My commission expires 2-10-80 (Affix Seal)

Notary Public: Wanda Fritts

This is improved ( ) unimproved (X) property, known as 225 (House Number) Barker Road (Street) Nashville, Tenn. 37214 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

Quintin E. Ferguson and wife, Verna H. Ferguson,

their *(successors),*

heirs and assigns forever. covenant that 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 for the 1977 taxes which have been prorated and assumed by the grantees herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Quintin E. Ferguson and wife, Verna H. Ferguson, their

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

Witness my *hand this* 13th *day of* June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy S. Jones

Cynthia Lynn Jones

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roy S. Jones and Cynthia Lynn Jones, *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* 14th *day of* June, *19* 77

Wanda Fults *Notary Public*

Commission expires 2-10-80

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 _____

JUN 16 77	CONV	34,000.00			
JUN 16 77	S'TAX		B*	88.40	
JUN 16 77	PR'FEE		B*	.50	
JUN 16 77	W'DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM
ROY S. JONES ET UX

TO
QUINTIN E. FERGUSON ET UX

E 09397

IDENTIF. REFERENCE

JUN 16 11 12 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238