BOOK 5182 PAGE 739

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 19[illegible]

Notary Public

MY COMMISSION EXPIRES: 2-24-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Ferguson (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	4D-01675
6020 Cortez Court (STREET ADDRESS OR ROUTE NUMBER)	625 N. Cabrillo Park Drive, #200 (STREET ADDRESS)	66-2
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92701 (CITY) (STATE) (ZIP)	22

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, Herman H. Jinnette, Jr. and wife Gwen Elziabeth Jinnette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Ferguson and wife Joyce L. 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:

BEING Lot No. 102 on the Plan of Dodson Heights Subdivision as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Herman H. Jinnette, Jr. and wife, Mary Louise Jinnette by deed from Jackie H. Sadler and wife, Betty G. Sadler of record in Book 4574, Page 966, Register's Office for said County. The said Herman H. Jinnette, Jr. and Mary Louise Jinnette having since divorced. All of the right, title and interest in the above mentioned real property having been vested out of the said Mary Louise Jinnette and vested in the said Herman H. Jinnette, Jr. by order of the First Circuit Court of Davidson County, Tennessee, docket No. 72357, dated May 22, 1974.

THIS conveyance is subject to restrictive covenants of record in Book 3130, Page 623 and amended in Book 3161, Page 279, and any existing easements of record.

This is unimproved ( ) improved (XX) property, known as 6020 Cortez Court (House Number) (Street) Hermitage, TN 37076 (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 our hand this 10TH day of AUGUST, 19[illegible]

Herman H. Jinnette, Jr. Herman H. Jinnette Jr.

Gwen Elziabeth Jinnette Gwen Elziabeth Jinnette

BOOK 5182 PAGE 740

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman H. Jinnette, Jr. and wife Gwen Elziabeth Jinnette

the 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 Nasnville, Tennessee, this 10TH day of AUGUST, 19 77

Commission expires 2-21-79

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM
Herman H. Jinnette, Jr.

TO
James C. Ferguson

E 19782

IDENTIF. REFERENCE

AUG 11 8 46 AM '77
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

AUG 11 77	CONV	31,900.00			
AUG 11 77	S'TAX		B*	82.94	
AUG 11 77	PR'FEE		B*	.50	
AUG 11 77	W'DEED		B*	4.00	* 87.44