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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

36,000.00

Mark A. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

19TH DAY OF AUGUST

Shirley Robison
Notary Public

MY COMMISSION EXPIRES: March 31, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Ferguson (NAME)	Dobson & Johnson, Inc. (NAME)	151-7
524-526 Analie Court (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	65
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	6DU-63596

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 Alvin K. Butner, and wife Patricia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Ferguson et ux Deborah 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. 7 on the Plan of McMurray Woods Addition, Section 1, as of record in Book 4675, page 6, Register's Office for said County.

Said Lot No. 7 fronts 39.27 feet around a curve, on the north side of Analie Court and extends back 125.0 feet on the westerly line and 197.5 feet on the southeasterly line to a dead line measuring 175.0 feet thereon.

Being the same property conveyed to Alvin K. Butner by deed from The Chamberlain Company, a Tennessee Corporation of record in Book 5118, page 762, said Register's Office.

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

Patricia Butner, wife of the above named Alvin K. Butner, joins in this conveyance to release and relinquish any and all marital rights and claims she may have as interest in the above described property.

unimproved ( )
This is improved (X) property, known as 524-526 Analie Court (House Number) (Street) Nashville, Tennessee 37211 (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 s this 19TH day of AUGUST, 19 77

Alvin K. Butner Alvin K. Butner Patricia Butner Patricia Butner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvin K. Butner **and wife, Patricia Butner**

the bargainor, 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 19TH day of AUGUST 19 77

SHIRLEY ROUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires March 3, 1981

Shirley Rouson
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

E 22168

WARRANTY DEED

FROM
Alvin K. Butner

TO
Mark A. Ferguson

IDENTIF. REFERENCE

AUG 24 8 48 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

AUG 24 77	CONV	36,000.00				
AUG 24 77	S'TAX		B*	93.60		
AUG 24 77	PR'FEE		B*	.50		
AUG 24 77	W'DEED		B*	4.00	*	98.10