BOOK 5223 PAGE 278

FORM NO. WD-1

This instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Glenn A. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Nov. 1977.

Debbie L. Roper
Notary Public

MY COMMISSION EXPIRES 10-10-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn A. Ferguson (NAME)	same (NAME)	104-3 27
(STREET ADDRESS OR ROUTE NUMBER)	2151 Acklen Ave (STREET ADDRESS)	104-3 28
(CITY) (STATE) (P. O. ZIP)	Nashville, Tn. (CITY) (STATE) (ZIP)	

2145-1969

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, John B. Downey and wife, Miriam E. Downey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn A. Ferguson, unmarried

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:

One-Half (1/2) undivided interest in the following described property:

Two tracts or parcels of land in the 4th, formerly the 21st, Ward of the City of Nashville, Davidson County, Tennessee, as follows:

FIRST TRACT: Being part of Lot No. 54 on the Plan of the Boyd Cockrill, Spring Tract, as of record in Book 21, page 54, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly margin of West End Avenue, formerly the Richland Pike, as widened, at its intersection with the westerly line of Lot 4 on the Plan of George Shields Subdivision of Lot 53 of the Boyd Cockrill Spg. Tract, as of record in Book 57, page 45, said Register's Office, thence with the southerly margin of said West End Avenue, westwardly 65-1/2 feet to the easterly line of the property of "Old Woman's Home"; thence with said line, southwardly 119 ft. 10 inches, more or less, to the northerly margin of a private alley (which alley is dedicated for the exclusive use and benefit of the land herein conveyed); thence with the northerly margin of said alley eastwardly 65-1/2 feet to the westerly line of said Lot No. 4 on the plan of George Shields Subdivision; thence with said line northwardly 120-1/2 ft., more or less, to the beginning.

Being part of the same property conveyed to John B. Downey by Trustee's Deed from L. J. Clark, Trustee, of record in Book 4551, page 100, said Register's Office.

(DESCRIPTION CONTINUED ON EXHIBIT A HERETO)

XXXXXXXX( ) This is improved ( ) property, known as 2811 West End Avenue, Nashville, Tennessee
(House Number) (Street) (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 15th day of November, 1977

John B. Downey
JOHN B. DOWNEY

Miriam E. Downey
MIRIAM E. DOWNEY

STATE OF TENNESSEE
Davidson County

BOOK 5223 PAGE 279

Personally appeared before me, J. B. Downey, Jr, a Notary Public in and for said County and State, the within named JOHN B. DOWNEY AND WIFE, MIRIAM E. DOWNEY

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 Nashville, Tennessee, this 15th day of November 1977

Commission expires 10/31/79

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 JOHN B. DOWNEY AND WIFE, MIRIAM E. DOWNEY

TO GLENN A. FERGUSON, UNMARRIED

E 37212

IDENTIF. REFERENCE

NOV 16 3 47 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 16	CONV	60,000.00	B*	156.00
NOV 16	S'TAX		B*	.50
NOV 16	PR'FEE		B*	6.00 * 162.50
NOV 16	W'DEED			

SECOND TRACT: Being part of Lot No. 54 on the Plan of Boyd Cockrill Spg. Tract, as of record in Book 21, page 40, Register's Office for Davidson County, Tennessee, and being part of Lot "A" and part of Lot No. 1 on the Plan of the Subdivision of part of said Lot No. 54, as partitioned by the heirs of Mrs. Emily D. Currey, of record in Book 162, page 353, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly margin of a private alley as set out in deed from Lindsay B. Phillips, Grandmaster, etc., et al., to Curg F. Wright and wife, of record in Book 794, page 184, Register's Office for Davidson County, Tennessee, at its intersection with the westerly margin of the first alley west of the westerly margin of 28th Avenue South; thence with the southerly margin of said private alley westwardly 65.5 feet to the easterly line of the property of "Old Woman's Home"; thence with said line southwardly 222.6 feet, more or less, to the northerly line of Tract 3 in deed to Bessie Lightman from Frank Gonzales and wife, of record in Book 2105, page 159, Register's Office for Davidson County, Tennessee, thence with said line eastwardly 65.5 feet to the westerly margin of said first alley west of the westerly margin of 28th Avenue, South; thence with same, northwardly 222.6 feet, more or less, to the beginning.

Being part of the same property conveyed to John B. Downey by Trustee's Deed from L. J. Clark, Trustee, of record in Book 4551, page 100, said Register's Office.

EXHIBIT A