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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 $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 1977.

Notary Public

MY COMMISSION EXPIRES: 10-13-84

(AFFIX SEAL)

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

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)	132-14 31
2151 Acklen Avenue Apt. #1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	OH 02855
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Wesley L. Kinser, III and wife, Carol Ann Kinser,

EXCHANGED

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 Tamworth Apartments as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Hermitage Stud Subdivision of John Thompson Property, being part of Lot No. 3 of the property of John Overton Estate, described according to a survey made April 19, 1932, by W. B. Southgate, Surveyor, as follows:

Said Lots Nos. 1 and 2 front 200 feet each on the westerly side of Franklin Road and run back between parallel lines 638-1/2 feet to a dead line, said Lot No. 1 running back with the southerly margin of Battery Road, each lot containing 2.93 acres, more or less.

Being the same property conveyed to Wesley L. Kinser, III and wife, Carol Ann Kinser, 1/2 undivided interest, and John B. Downey and wife, Miriam E. Downey, 1/2 undivided interest, by deed from Tamworth Properties, Inc., a Tennessee Corporation, of record in Book 4232, page 317, Register's Office for Davidson County, Tennessee, the interest of John B. Downey and wife, Miriam E. Downey having been conveyed to Glenn A. Ferguson by deed of record in Book _____, page _____, said Register's Office

~~Unimproved~~ ( )
This is improved ( ) property, known as _____ (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 16th day of November, 1977

WESLEY L. KINSER, III

CAROL ANN KINSER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J B. DOONEY, JR, a Notary Public in and for said County and State, the within named Wesley L. Kinser, III and wife, Carol Ann Kinser

the bargainors, 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 16th day of November 1977

Commission expires 12/31/79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
WESLEY L. KINSER, III AND WIFE,
CAROL ANN KINSER

TO
GLENN A. FERGUSON

E 38725

IDENTIF. REFERENCE

Nov 28 8 46 AM '77

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV28 77	CONV	90,000.00			
NOV28 77	CONV	20,000.00			
NOV28 77	S'TAX		B*	286.00	
NOV28 77	PR'FEE		B*	.50	
NOV28 77	W'DEED		B*	4.00	* 290.50