BOOK 5228 PAGE 926 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1977

Notary Public

MY COMMISSION EXPIRES: 5/31/81

(AFFIX SEAL)

DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY
Perry R. Happell, 1206 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Ferguson, et. ux. (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 142-10
7226 Westcott Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 KNIGHT ARNOLD ROAD (STREET ADDRESS)	Par 14
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TENNESSEE, 38118 (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, Perry R. Happell, and wife, Gayle R. Happell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall C. Ferguson, and wife, Madelyn 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 61 on the Plan of Westward Winds as of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 85 feet on the westerly side of Westcott Drive and extends back 187.8 feet on the northerly line and 237 feet on the southerly line to a dead line, which is a broken line, measuring 132.95 feet thereon.

Being the same property conveyed to Perry R. Happell and wife, Gayle R. Happell, by deed from Ben Wilsman Bolch and wife, Anne W. Bolch, of record in Book 4453, Page 286, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7226 Westcott Drive, Nashville, Tennessee 37221
(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 29th day of November, , 1977

Perry R. Happell

Gayle R. Happell

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 Perry R. Happell and wife, Gayle R. Happell

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 29th day of November 19 77

Commission expires 5/31/81

Barbara Fletcher
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
Perry R. Happell, et. ux.

TO
Randall C. Ferguson, et. ux.

E 39743

IDENTIF. REFERENCE

DEC 2 9 24 AM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-27	CONV	39,000.00			
DEC-27	S'TAX		B*	127.40	
DEC-27	PR'FEE		B*	.50	
DEC-27	W'DEED		B*	4.00	* 131.90