FORM NO. WD-1

BOOK 5252 PAGE 520

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 9-27-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BUILDING, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD E. FERGUSON etux	COLLATERAL INVESTMENT COMPANY	Map 23
(NAME)	(NAME)	
Rt. 3, Lickton Pike	2233 Fourth Avenue North	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35201	10D 12040
(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, STEVEN A. MESSER and wife, ROSE MESSER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD E. FERGUSON and wife, RENE KAYLOR 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 land in the 10th, formerly the 22nd Civil District of Said County, and described according to a loan survey prepared by T. H. Sanford, September 17, 1952, revised October 8, 1952, as follows:

BEGINNING in the center of Cummings Creek Road (now Lickton Road or Pike) said point being the southwest corner of the property conveyed to W. E. Lee and wife, by deed from R. H. Exum and wife, of record in Book 888, page 475, said Register's Office; thence with the center of said road, south 36° west 247.5 feet, more or less, to a point; thence along a fence line north 54° west 594 feet, more or less, to a point; thence continuing with a fence north 79.2 feet to a point; thence with a fence line south 86° east 670 feet, more or less, to the easterly margin of New Road; thence south 12°45' west 194.7 feet, more or less, to the point of beginning.

BEING the same property conveyed to Steven A. Messer by deed from William T. Pitt, Jr., and wife, Mary Inez Pitt, of record in Book 4908, page 342, Register's Office for Davidson County, Tennessee.

THE SAID wife of Steven A. Messer, joins in this conveyance for the express purpose of conveying any marital interest she may have, both present and future.

This is unimproved ( ) improved (X) property, known as Rt. 3 , Lickton Pike, Goodlettsville, TN 37072
(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 9th day of February, 19 78

x Steven A. Messer
STEVEN A. MESSER

x Rose A. Messer
ROSE MESSER

Rose Messer

STATE OF TENNESSEE
Davidson County

BOOK 5252 PAGE 521

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven A. Messer and wife, Rose Messer

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 9th day of February 1978

Commission expires 9-21-81

Janice A. Boyd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
STEVEN A. MESSER AND WIFE,
ROSE MESSER

TO
DONALD E. FERGUSON AND WIFE,
IRENE KAYLOR FERGUSON

E 30463

IDENTIF. REFERENCE

FEB 14 11 30 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

FEB 14 78	CONV	32,500.00	B*	84.50		
FEB 14 78	S'TAX		B*	.50		
FEB 14 78	PR'FEE		B*	4.00	*	89.00
FEB 14 78	W'DEED					

FILE BOX 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.