FORM NO. WD-1

BOOK 5256 PAGE 854

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,750.00

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 78

[signature]
Notary Public

MY COMMISSION EXPIRES: 10/28/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney 20thFl. First American Center Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DELBERT RAY FERGUSON and (NAME)	SAME (NAME)	23W 15905
710 Setliff Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-6
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 245

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, RONALD D. STEELE and CHARLES F. SMITH, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DELBERT RAY FERGUSON and SUE B. KLINE

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. 18 in Olivia W. Sharpe's Addition to Nashville, a plan of which is recorded in Book 332, page 17, Register's Office for said County.

SAID Lot NO. 18 fronts 50 feet on the westerly side of Setliff Place and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Ronald D. Steele and Charles F. Smith, Jr. by deed from Willie B. Johnson and wife, Etta Mae Johnson of record in Book 4824, page 21, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assumethe unpaid balance of a note secured by a first mortgage Deed of Trust to Ronald D. Steele and Charles F. Smith, Jr. of record in Book ____, page _____, Register's Office for Davidson County, Te-nnessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved (X) improved ( ) property, known as 710 Setliff Place Nashville, Tennessee 37206
(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 hands this 30th day of January, 19 78

[signature] [signature]

RONALD D. STEELE CHARLES F. SMITH, JR.

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 RONALD D. STEELE and CHARLES F. SMITH, JR.

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 30th day of January, 19 78.

Commission expires 10/28/78

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
RONALD D. STEELE and
CHARLES F. SMITH, JR.

TO
DELBERT RAY FERGUSON and
SUE B. KLINE

PLEASE FILE IN BOX "7"
ALAN L. SATURN, ATTORNEY
20th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

E 5 2 2 8. 0.

IDENTIF. REFERENCE

FEB 27 10 49 AM '78

FELIX Z. WILDER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

15,750.00

FEB 27 78	CONV				
FEB 27 78	S'TAX	B*	40.82		
FEB 27 78	PR'FEE	B*	.50		
FEB 27 78	W'DEED	B*	4.00	*	45.32