BOOK 5295 PAGE 224

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

James S. Vincent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF ~~May~~ June, 19 78

7th

W. D. Addison
Notary Public

MY COMMISSION EXPIRES: Dec. 8, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Vincent, Jr. (NAME)	FIRST FEDERAL SAVINGS & LOAN ASS'N (NAME)	Map 83-1
1404 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Par 430
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	27W-15670

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, SAMUEL JOSEPH FERGUSON and wife, MARGARET ELIZABETH FERGUSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. VINCENT, JR., Single

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. 15 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the southerly side of Benjamin Avenue and runs back 134.5 feet on the easterly line and 135 feet on the westerly line to an alley, and shown 50 feet on said alley.

BEING the same property conveyed to Samuel Joseph Ferguson and wife, Margaret Elizabeth Ferguson, by deed from James C. Dunaway and wife, Edith Y. Dunaway, of record in Book 4743, page 730, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan ASsociation, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

unimproved ( )
This is improved (X) property, known as 1404 Benjamin Street, Nashville, TEnneseee
(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 26th day of May, 19 78

Samuel Joseph Ferguson
Samuel Joseph Ferguson

Margaret Elizabeth Ferguson
Margaret Elizabeth Ferguson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Joseph Ferguson and wife, Margaret Elizabeth Ferguson

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 26th day of May 1978

Commission expires 10-18-81

Mildred C Clarke
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

SAMUEL JOSEPH FERGUSON, et ux

TO

JAMES S. VINCENT, JR., Single

Mail Bank 2168 Blackman 37115

E 6 9 6 3 9

IDENTIF. REFERENCE

JUN 7 10 36 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-7 78	CONV	10,800.00			
JUN-7 78	S'TAX		B*	28.08	
JUN-7 78	PR'FEE		B*	.50	
JUN-7 78	W'DEED		B*	4.00	* 32.58