PREPARED BY:
James L. Smith, Atty., 140 N. Main St., Goodlettsville, TN 37072 pn

Grantee Receipt Attached

WARRANTY DEED

BOOK 5330 PAGE 503

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack W. Ferguson, et ux	SAME	26-1
(NAME:)	(NAME:)	Par 22 JJ
215 Hartsville Pk.		GO-7853
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

cash in hand paid by Jack W. Ferguson and wife, June W. Ferguson, and other good and valuable considerations, including the assumption of an indebtedness as evidenced by a deed of trust of record in Book 4991, page 864, Register's Office for Davidson County, Tennessee, in the original principal amount of $60,000.00,

I, Alton C. Sloan, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Jack W. Ferguson and wife, June W. Ferguson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin on the south margin of East Street at the northwest corner of this property and the northwest corner of the existing building, thence; with the west side of building South 5° East 238.5 feet to an iron pin in fence, thence; South 87° 30' East (with fence line) 171.7 feet to an iron stake by fence post, thence; North 5° West (with fence line) 83.5 feet to an iron pipe at base of large tree, thence; North 33° 15' East (generally with established fence line) 123.0 feet to a large iron pipe approximately 8 feet tall growing into large tree on the South margin of East Street, thence; with the South margin of East Street North 50° West 100.0 feet to a point in margin of street, thence; continuing with South margin of East Street North 88° 45' West (joining Northeast corner of existing building at 73.0 feet and on with same) 174.0 feet to an iron pin at northwest corner of building, the point of beginning, containing 1.09 +/- acres or 47,500 sq. feet more or less.

The above description is the Jessie J. Jones property located in the 10th Civil District of Davidson County, Tennessee, and being Lots No. 24, 25, 26, 27, and a portion of Lot No. 32, Block "F", known as the second Edition of Roscoe Place as recorded in Book 843, page 73, Register's Office for Davidson County, Tennessee, and a portion off the north part of the Old Roscoe Drake Property.

Being the same property conveyed to Alton C. Sloan by deed from Jessie J. Jones and wife, Bessie B. Jones, of record in Book 4991, page 860, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $84,737.50

Affiant

Subscribed and sworn to before me, this the 25th day of August 1978

Notary Public

My commission expires: 6-12-79

(Affix Seal)

This is unimproved ( ) improved (XX) property, known as 109 East Avenue, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack W. Ferguson and wife, June W. Ferguson, their *heirs and assigns, forever.*

And I *do covenant with the said* Jack W. Ferguson and wife, June W. Ferguson, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by indebtedness noted hereinabove.

And I, Alton C. Sloan,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jack W. Ferguson and wife, June W. Ferguson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* August, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alton C. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Norman, a Notary Public in and for said County and State, the within named Alton C. Sloan

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of August, 1978.

Patricia A. Norman, Notary Public.

Commission Expires 6-12-79

NOTARY PUBLIC · DAVIDSON COUNTY · PATRICIA A. NORMAN

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

WARRANTY DEED

FROM

ALTON C. SLOAN

TO

JACK W. FERGUSON, ET UX

AUG28[8] CONV 84,737.50
AUG28[8] STAX B* 220.22
AUG28[8] PRFEE B* .50
AUG28[8] WDEED B* 8.00 * 228.72

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IDENTIF. REFERENCE

AUG 28 12 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS