This instrument prepared based upon information furnished by the parties.

STATE OF TENNESSEE }
COUNTY OF }

BOOK 5387 PAGE 500

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 19 79

Notary Public

MY COMMISSION EXPIRES 11-6-79

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Ferguson (NAME)	same (NAME)	171-11
141 Neese Dr., Apt.C-19 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU 75888

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, Billy N. Escue and wife, Sandra C. Escue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Ferguson and Gail G. Waters

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson & Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT

A tract of land in which the northeast portion lies in the 2nd Civil District of Davidson County, Tennessee, and the southwest portion lies in the 15th Civil District of Williamson County, Tennessee. Being shown as Lot No. 78 on the resubdivision of Lot No. 78, Section 8, Cloverland Acres, as of record in Plat Book 5190, page 232, Register's Office for Davidson County, Tennessee, and as of record in Plat Book 7, page 29, Register's Office for Williamson County, Tennessee.

Beginning at a point in the southerly margin of Cloverhill Drive, said point being south 83 degrees 34 minutes 53 seconds west 232.00 feet from the westerly margin of Cloverbrook Drive, as measures along the aforementioned margin of Cloverhill Drive; thence south 6 degrees 25 minutes 07 seconds east 192.41 feet to a point which is also designated as the division line between Davidson and Williamson Counties; thence with said line north 59 degrees 05 minutes 43 seconds west 18.19 feet to a point; thence leaving said line south 33 degrees 21 minutes 08 seconds west 116.92 feet to a point; thence south 89 degrees 38 minutes 18 seconds west 45.96 feet to a point; thence north 1 degree 14 minutes 07 seconds east 1.75 feet to a point; thence north 29 degrees 30 minutes 53 seconds west 270.25 feet to a point which lies in the southerly margin of Cloverhill Drive; thence along said margin in a northeasterly direction with a curve to the right having a radius of 220.9 feet, crossing the aforementioned county line at 6.73 feet and continuing along said curve for 78.08 feet for total length of 84.81 feet to a point; thence north 83 degrees 34 minutes 53 seconds east 158.0 feet to the point of beginning containing 1.07, more or less acres.

See Attached Exhibit "A"

This is unimproved (X) improved ( ) property, known as Lot No. 78 Cloverland Acres, Nashville, Tenn.
(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 12th day of January, 19 79

x Billy N Escue
BILLY N. ESCUE

x Sandra C Escue
SANDRA C. ESCUE

STATE OF TENNESSEE }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy N. Escue and wife, Sandra C. Escue

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 12th day of January, 19 79.

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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

TO

F. I. 0 6 0 5

IDENTIF. REFERENCE

JAN 22 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

EXHIBIT "A"

Being part of the same property conveyed to Billy N. Escue and wife, Sandra C. Escue by deed from Eugene R. Williams and wife, Shirley Ann Williams of record in Book 5102, page 620 Register's Office for Davidson County, Tennessee, and being the same property also conveyed to Billy N. Escue and wife, Sandra C. Escue by Deed of Correction of record in Book 5382, page 719, Register's Office for Davidson County, Tennessee, and recorded in Book 330, page 459, Register's Office for Williamson County, Tennessee.

[illegible]22[illegible]	CONV	16,000.00				
[illegible]22[illegible]	S'TAX		B*	41.60		
[illegible]22[illegible]	PR'FEE		B*	.50		
[illegible]22[illegible]	W'DEED		B*	6.00	*	48.10