0821 03/13/79 17.50- CHECK

S. Tahlman Bldg

# WARRANTY DEED

(CORPORATE FORM) BOOK 5404 PAGE 663

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Grace H. Ferguson | SAME | 72-11 |
| (NAME) | (NAME) | Par 183 |
| 1701 21st Avenue, North | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten ---------- And No/00 ----------
---------- ($10.00) ---------- Dollars,

and other good and valuable considerations, the receipt of which is hereby acknowledged, paid by the grantee, Grace H. Ferguson,

Citizens Insurance Agency, Inc.

has bargained and sold, and does hereby transfer and convey unto the said

Grace H. Ferguson, her

~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:,

Being Lot No. 39 on the Plat of Montgomery Heights, part of the Litton Lands, as of record in Book 332, page 47, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the southerly side of Highland Avenue and runs back between parallel lines 219 feet to an alley.

Being the same property conveyed to Citizens Insurance Agency, Inc. by deed from Joseph G. Williams and wife, Tabitha C. Williams, of record in Book 5278, page 548, 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 $ 5,000.00

Subscribed and sworn to before me, this the 13th day of March 19 79

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( X ) property, known as 1414 (House Number) Highland Avenue (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grace H. Ferguson, her

~~successors~~ heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13th day of March, 1979, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CITIZENS INSURANCE AGENCY, INC.

by: [signature]
President

[signature]
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5404 PAGE 664

Before me, Gwendolyn M. Greer, a Notary Public of the State and County aforesaid, personally appeared Grace H. Ferguson and John H. Otey, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themself to be President and Secretary-Treasurer, of the Citizens Insurance Agency, Inc., the within-named bargainor, a corporation, and that they as such President and Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themself as President and Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of March, 1979.

Gwendolyn M. Greer Notary Public

Commission expires 1-18-82

WARRANTY DEED

FROM

CITIZENS INSURANCE AGENCY, INC.

TO

GRACE H. FERGUSON

F. 1. 8. 1. 9. 9.

IDENTIF. REFERENCE

MAR 13 11 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5404 PAGE 665

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 5000.00- CAMT. | |
| | | | 13.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK | 17.50- |
| 8321 A03/13/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8. I. 9. 9.

IDENTIF. REFERENCE T

MAR 13 11 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 669938