Prepared by Atty David Vincent
Stahlman Bldg

8322 03/13 30.50- CHECK

WARRANTY DEED

(CORPORATE FORM) BOOK 5404 PAGE 666

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace H. Ferguson	SAME	81-16
(NAME)	(NAME)	
1701 21st Avenue, North		Par 353 TR
(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 the south part of Lot No. 16 and the south part of the west 12 feet of Lot No. 15 on the Map of D. T. McGovock, et al, Addition of record in Book 21, page 41, Register's Office for said County. Said parts of said lots adjoin and front together 71 feet on the north side of Jefferson Street and runs back between parallel lines, along the east margin of 14th Avenue North, 100 feet to a dead line.

Being the same property conveyed to Citizens Insurance Agency, Inc. by deed from Harold W. Jordan, et al of record in Book 3877, page 716, 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 $ 10,000.00

Subscribed and sworn to before me, this the 13th day of March 1979.

Affiant

My commission expires: 4-18-82 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 .....

Grace H. Ferguson, her

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

Witness our hand & seal 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: President

Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Gwendolyn M. Green 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 them self 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 them self as President and Secretary-Treasurer.

Witness my hand and seal, at office in, Nashville, Tennessee, this 13th day of March, 1979

Gwendolyn M. Green Notary Public

Commission expires 1-18-82

WARRANTY DEED

FROM

CITIZENS INSURANCE AGENCY, INC.

TO

GRACE H. FERGUSON

F. 1. 8 2 0. 0.

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 668

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 30.50-
B322A03/13/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8. 2. 0.

IDENTIF. REFERENCE T

MAR 13 11 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 669939