Prepared by:
Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee

BOOK 5443 PAGE 80

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy E. Ferguson et ux	Third National Mortgage Company	Map 142-11
(NAME)	(NAME)	
7202 Patten Lane	P. O. Box 2628	Parcel 73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37221	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Jimmy E. Ferguson and wife, Patricia R. Ferguson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles R. Spears and wife, Marjorie A. Spears,

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy E. Ferguson and wife, Patricia R. Ferguson, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Valley West, Section 2, as of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 13 fronts 108.0 feet on the northwesterly side of Patten Lane and extends back 160.0 feet on the northeasterly line and 205.0 feet on the southwesterly line to a broken line in the rear measuring 117.8 feet thereon.

The above described property was conveyed to Charles R. Spears and wife, Marjorie A. Spears by deed from C & S Builders, Inc., of record in Book 4556, page 302, said Register's Office.

This conveyance is subject to 100-foot building setback line from Patten Lane, a 10-foot easement for public utilities and drainage along the rear line of premises, and conditions of owner's certificate, as shown on Plan of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee; Utilities Easement to Harpeth Valley District of record in Book 4421, page 88, said Register's Office; and Restrictive Covenants of record in Book 3833, page 789, as amended in Book 3838, page 501, 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 $ 68,500.00

Subscribed and sworn to before me, this the 29th day of May 19 79

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 7202 Patten Lane, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles R. Spears

Marjorie A. Spears

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy CKota, *a Notary Public in and for said County and State,* Charles R. Spears and wife, Marjorie A. Spears,

*the within named 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 29th *day of* May, *19* 79

Nancy CKota *Notary Public*

Commission expires 4/18/82

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

6182 05/31 182.60- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED D 236500

FROM

Charles R. Spears et ux

TO

Jimmy E. Ferguson et ux

F-32001

IDENTIF. REFERENCE

May 31 12 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5443 PAGE 82

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

68500.00- CO
178.10 CO TX
.50 PRFEE
4.00 WDEED
CHECK 182.60-
6182A05/31/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 32001

IDENTIF. REFERENCE T

MAY 31 12 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687211