7714 07/19 105.30- CHECK

BOOK 5468 PAGE 99

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

38,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 19 79

Notary Public

MY COMMISSION EXPIRES: 7-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonardo Ferguson (NAME)	Exchange Bond and Mortgage Corporation (NAME)	60-2-28
3105 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	12DZ-30605
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	

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, Robert Lee Oakley et ux Rose M. Oakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonardo Ferguson et ux Clara L. Ferguson

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

LAND in Davidson County, Tennessee, being Lot No. 51, on the plan of Parkwood Estates, Section I, of record in Book 2900, pages 119 and 120, Register's Office for said County.

SAID Lot No. 51 fronts 75.0 feet on the westerly margin of Spears Road and extends back 136.2 feet on the northerly line and 135.6 feet on the southerly line to a dead line in the rear, measuring 88.0 feet thereon.

BEING the same property conveyed to Robert Lee Oakley and wife, Rose M. Oakley by deed from Neta Wall, Hallie Stamps, Nannie Williams, Maybell Pitman, John Thomas Williams, and Erma W. Maynard, individually, and as administratrix of the estate of Elizabeth K. Williams of record in Book 4081, page 843, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 3105 Spears Road (House Number) (Street) Nashville, TN 37207 (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 18TH day of JULY, 1979

Robert Lee Oakley
Robert Lee Oakley

Rose M. Oakley
Rose M. Oakley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Lee Oakley et ux Rose M. Oakley

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 18TH day of JULY, 19 79

Commission expires 5-8-79

Patricia L. Spicer
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Robert Lee Oakley

TO
Leonardo Ferguson

F: 4 1 0 8 3

IDENTIF. REFERENCE

JUL 19 4 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Box 1, Box 8 cg

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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

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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
			38000.00- CO	
			98.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 105.30-	
7714A07/19/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 1 0 8 3

IDENTIF. REFERENCE

JUL 19 4 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698412