This Instrument Prepared By: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 370

WARRANTY DEED

BOOK 5197 PAGE 271

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OWEN W. FERGUSON, ET UX	SAME	MAP 52-8
(NAME)	(NAME)	
1217 Shawnee Road		PARCEL 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		ID 89865
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of an existing mortgage to Fidelity Federal Savings & Loan Association as of record in Book 4952, page 12, Register's Office for Davidson County, Tennessee.

RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said OWEN W. FERGUSON and wife, ROBBIE Y. FERGUSON, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Sequoia Valley, Section 1, as of record in Book 3700, page 81, Register's Office for said County.

Said Lot No. 45 fronts 103 feet on the northerly margin of Shawnee Road and extends back 132.7 feet on the easterly line and 138.7 feet on the westerly line to a dead line in the rear measuring 98.3 feet thereon.

Being the same property conveyed to Ronald B. Buchanan and wife, Vicki B. Buchanan, by deed from Robbie Hicks Buhler, a single woman, of record in Book 4783, page 751, 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 $ 64440

Subscribed and sworn to before me, this the 10TH day of SEPTEMBER 1979

Affiant Ronald B. Buchanan

My commission expires: 7-29-81 (Affix Seal)

Notary Public Michael L. Edwards

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 1217 Shawnee Road, Madison, Tennessee 37115
(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 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 as of record.

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.

Witness our hand S this 10th day of September, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald B. Buchanan
RONALD B. BUCHANAN

Vicki B. Buchanan
VICKI B. BUCHANAN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN

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 Hendersonville, Tennessee. *this* 10th *day of* September, *19* 79.

Notary Public

Commission expires 7-29-81

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.....

B00

WARRANTY DEED

FROM

RONALD B. BUCHANAN, ET UX,

TO

OWEN W. FERGUSON, et ux,

ROBBIE Y. FERGUSON

F 5 1 4 2 2

IDENTIF. REFERENCE

SEP 12 9 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION PRO-
VIDED BY THE PARTIES.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5497 PAGE 273

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64[illegible]70.28- CO
167.70 CO TX
.50 PRFEE
6.00 [illegible]
CHECK 174.28-
08/28A09/12/75 PAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 1 4 2 2

IDENTIF. REFERENCE

SEP 12 9 34 AM '75

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 711116