FROM:
SARAH SUE FERGUESON

TO:
WILLIAM L. ROSENBERG, TRUSTEE

ADDRESS NEW OWNER:
1020-B Maplewood Road
Nashville, TN 37216

MAP-PARCEL NUMBERS:
(61-7-239)

FROM:
WILLIAM L. ROSENBERG, TRUSTEE

TO:
SARAH SUE FERGUESON AND
BETSY ANNE F. DAVIS

SEND TAX BILLS TO:
Fidelity Federal Savings and
Loan Association
401 Union Street
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $10,000.00.

Sarah Sue Ferguson
Affiant

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Subscribed and sworn to before me, this the 22nd day of May, 1980.

Notary Public
My Commission Expires: 10-1-83

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Thousand and No/100ths ($10,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship, and not as tenants in common, I, SARAH SUE FERGUESON, by these presents do hereby quitclaim and convey unto WILLIAM L. ROSENBERG, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 61 on the Plan of I. C. McMahon's Subdivision of part of the Maplewood Lands, as of record in Book 547, page 78, Register's office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the southerly side of Maplewood Road and extends back between parallel lines, 200 feet to a dead line.
>
> Being the same property conveyed to Sarah Sue Ferguson, a widow, by deed from Jimmy D. Davis and wife, Betsy A. Davis, of record in Book 3925, page 590, said Register's office.

This is improved property known as 1020 Maplewood Road, Nashville, TN 37216.

Said property is conveyed subject to limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said WILLIAM L. ROSENBERG, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto SARAH SUE FERGUESON and BETSY ANNE F. DAVIS, as tenants with right of survivorship and not as tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Grantees, herein, SARAH SUE FERGUESON and BETSY ANNE F. DAVIS, hereby agree that during the time that they are both living that SARAH SUE FERGUESON shall have the exclusive right to possession of that portion of the duplex located on the premises known as 1020-B Maplewood Road, and that BETSY ANNE F. DAVIS shall be entitled to the exclusive possession of 1020-A Maplewood Road; that parties shall share equally in the payment of all utilities serving the entire premises and the upkeep and repair of the premises; that the shall share equally in the payment of taxes and insurance; and, that BETSY ANNE F. DAVIS shall pay an amount of One Hundred Fifty and No/100ths ($150.00) Dollars each month toward the monthly payment due and owing to Fidelity Federal Savings and Loan Association, on the first mortgage so long as said mortgage is due and owing. Said One Hundred Fifty and No/100ths ($150.00) Dollar payment on the mortgage includes BETSY ANNE F. DAVIS's share of taxes and insurance being paid into an escrow account at Fidelity Federal Savings and Loan Association and the amount of her monthly payment shall increase or decrease by one-half (1/2) of the increase or decrease in the amount of said escrow payment.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1st day of July, 1980.

William L. Rosenberg
WILLIAM L. ROSENBERG,
TRUSTEE

Sarah Sue Ferguson
SARAH SUE FERGUESON

Betsy Anne F. Davis
BETSY ANNE F. DAVIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William T. Ivie,
a Notary Public in and for said County and State, the within named SARAH SUE FERGUESON and BETSY ANNE F. DAVIS, the Bargainors, 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, TN this 5th day of December, 1980.

William T. Ivie
Notary Public

My Commission Expires: [illegible].

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, [illegible],
a Notary Public in and for said County and State, the within named WILLIAM L. ROSENBERG, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 11 day of [illegible], 1980.

[illegible]
Notary Public

My Commission Expires: [illegible].

F887779

MAY 9 2 20 PM '80

REGISTER'S OFFICE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5600 PAGE 409

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
			10[illegible].00- CO	
			26.00 CO TX	
			.50 PRFEE	
			5.00 MISC	
			CHECK	35.50-
			8244ACS/09/80 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88779

IDENTIF. REFERENCE

MAY 9 2 20 PM '80

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

No. 756968