WARRANTY DEED

BOOK 5614 PAGE 55

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Nelson, Sr.	SAME	72-6;257
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(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, Bert C. Ferguson and James Roger Ferguson D/B/A Ferguson-Shelby Lumber Co., and Janelle R. Ferguson, wife of Bert C. Ferguson, and Dawn R. Ferguson, wife of James Roger Ferguson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Nelson, Sr.

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 a triangular strip out of the northeast corner of Lot No. 15 and all of Lot No. 16 except a triangular strip out of the southwest corner of the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Maxey Avenue or Lane at the corner of Lot Nos. 16 and 17; thence with the line between said two lots, southwardly 200 feet to the northerly margin of an alley; thence with said alley, westwardly 44 feet to a point 6 feet east of the easterly line of Lot No. 15; thence northwardly 200 feet, more or less, to the southerly margin of Maxey Avenue or Lane, at a point 6 feet west of the corner of Lot Nos. 15 and 16; thence with said Avenue or Lane, eastwardly 56 feet to the beginning.

Being the same property conveyed to Bert C. Ferguson and James Roger Ferguson, D/B/A Ferguson-Shelby Lumber Co., by deed from William M. Mitchell and wife, Gladys Mitchell, of record in Book 5206, page 512, Register's Office for Davidson County, Tennessee.

F. 9. 3. 9 1. 7

read en

IDENTIF. REFERENCE

Jun 18 8 37 AM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1110 McGavock Pike, Nashville, Tennessee 37216
(House Number) (Street) (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, successors, assigns 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 15th day of May, 1980

Bert C Ferguson
Bert C. Ferguson

James Roger Ferguson
James Roger Ferguson

Janelle R. Ferguson
Janelle R. Ferguson

Dawn R. Ferguson
Dawn R. Ferguson

Form 3

Personally appeared before me, Sandy Williams, a Notary Public in and for said County and State, the within named Bert C. Ferguson and wife, Janelle R. Ferguson, and James Roger Ferguson and wife, Dawn R. Ferguson 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 15 day of May, 1980.

Commission Expires: 10-18-81

Sandy Williams
Notary Public

STATE OF Tn.)
COUNTY OF Davidson)

Before me, Sandy Williams, a Notary Public within and for the State and County aforesaid, personally appeared Bert C Ferguson and James Roger Ferguson with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the owners respectively of the Ferguson-Shelby Lumber Co and the within named bargainor, a corporation, and that (he, they) as such owners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Bert Ferguson as such owners, and attesting the same by the said Janelle Ferguson as such owner.

WITNESS my hand and official seal at office at Madison on this 15 day of May, 1980.

My Commission Expires: 10-18-81

Sandy Williams
Notary Public

WARRANTY DEED

FROM
Bert C. Ferguson and James Roger Ferguson D/B/A Ferguson-Shelby Lumber Co., Janelle R. Ferguson, wife of Bert C. Ferguson, and Dawn R. Ferguson, wife of James Roger Ferguson

TO
Gary L. Nelson, Sr.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 20,000.00

X Gary Nelson

Subscribed and sworn to before me this 15 day of May, 1980

My Commission Expires: 10-18-81

Sandy Williams
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5614 PAGE 57

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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
4623A06/18/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 93917

IDENTIF. REFERENCE

JUN 18 8 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 763286