This instrument prepared by Richard A. Jones, Attorney at Law, 12th Floor, Third National Bank Building, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5614 PAGE 705

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Ferguson (NAME:)	SAME (NAME:)	104-11 P285 cc
2502 Blair Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00) *DOLLARS*

and other good and valuable considerations including the assets passing to me from John M. Ferguson under the terms of a property settlement agreement dated June 10, 1980, that has been incorporated into the provisions of a Final Decree of divorce that was heard June 10, 1980, and styled Billie W. Ferguson vs. John M. Ferguson, NO. 97870 in the Fourth Circuit Court of Davidson County, Tennessee,

F 9415 4

IDENTIF. REFERENCE

Jun 19 10 46 AM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

I, Billie W. Ferguson *have bargained and sold, and by these presents do transfer and convey unto the said* John M. Ferguson, his *my 1/2 undivided interest in heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 149 on the map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7.

SAID Lot No. 149 fronts 55 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back between parallel lines, 175.8 feet on the west line and 177.1 feet on the east line to an alley.

BEING the same property conveyed to John M. Ferguson and wife, Billie W. Ferguson by warranty deed from William F. Malone and wife, Ida Mae Malone dated January 12, 1966 of record in Book 3979, page 320, Register's Office of Davidson County, Tennessee.

Billie W. Ferguson and John M. Ferguson were divorced June 10, 1980, as described above, and this deed is being executed pursuant to and in accordance with the terms and provisions of the Final Decree.

Billie W. Ferguson hereby conveys to John M. Ferguson any and all homestead, dower or other marital rights, if any, she may have in this property not only to her 1/2 undivided interest but also to the 1/2 undivided interest owned by John M. Ferguson.

It is the intention of the Grantor by this deed to divest all right, title and interest out of the said Billie W. Ferguson (cont.)

06/19 64.50- CHECK

5150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the ____ day of

Affiant

My commission expires: ____ (Seal)

Notary Public

FRANK S. KING NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

including her right of survivorship, if any, and to vest said interest in John M. Ferguson so that the property shall be henceforth held by John M. Ferguson, individually in fee simple forever.

unimproved ( )
This is improved (X) property, known as 2502 Blair Boulevard, Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Ferguson, his *heirs and assigns, forever.*

And I *do covenant with the said* John M. Ferguson *that* I am a 1/2 undivided interest in *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Billie W. Ferguson *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John M. Ferguson, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* June, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billie W. Ferguson
BILLIE W. FERGUSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Billie W. Ferguson

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ..... day of June, 1980.

.....
Notary Public.

Commission Expires 4-17-83.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

BOOK 5614 PAGE 708

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5614 PAGE 709

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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	64.50-
			5150A06/19/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 4. 1. 5 4

IDENTIF. REFERENCE

JUN 19 10 46 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 763604