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Map 34-5
Par 68 Ts

Prepared By WILLIAM W. WEEMS, ATTORNEY; 699 West Main, Hendersonville, Tennessee 37075

SEND TAX BILLS TO: MARTHA D. HOWARD----3427 HOPKINS LANE, NASHVILLE, TN. 37215

WARRANTY DEED

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INFORMATION FOR TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: MARTHA D. HOWARD; 312 ALTA LOMA ROAD; GOODLETTSVILLE, TN. 37072
ADDRESS: _____

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged.

PAULINE G. FERGUSON, SURVIVING TENANT BY THE ENTIREITY

have bargained and sold, and by these presents do transfer and convey unto the said MARTHA D. HOWARD heirs and assigns/successors or 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 part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described as follows:

Beginning at a point in the center line of Alta Loma Drive, 468 feet northwesterly from the intersection of the center line of said Drive and westerly margin of the L & N Railroad right-of-way and being the northwest corner of the property conveyed to George P. Howell and William H. Howell, by deed from Jack Boyd and wife, Marie Boyd, of record in Book 2451, page 513, Register's Office for said County; thence north 80 deg. west, with the center line of said Drive, 188 feet to the center of the intersection of said Drive and Monticello Avenue; thence south 3 deg. 25' west, with the center line of said Avenue 425 feet to a point; thence south 80 deg. east 188 feet to a point, the southwest corner of the property conveyed to George P. Howell and William H. Howell, by deed from Jack Boyd and wife, Marie Boyd, of record in Book 2451, page 513, Register's Office for said County; thence north 3 deg. 25' east, 425 feet to the point of beginning.

Being the same property conveyed to James C. Ferguson and wife, Pauline Ferguson by deed from Jack Boyd and wife, Marie Boyd of record in Deed Book 2598, Page 623, Register's Office for Davidson County, Tennessee.

THERE IS INCLUDED, BUT EXPRESSLY EXCLUDED FROM THIS DESCRIPTION AND CONVEYANCE, the following property:
Land in Davidson County, Tennessee, being a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Monticello Avenue, said point being 275 feet south from the center line of Alta Loma Road; thence in a southerly direction

12/23 12.0[illegible] CHECK

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with the center line of said Monticello Avenue 150 feet to a point; thence south 80 deg. east 188 feet more or less to the southwest corner of the property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from George P. Howell et al, as of record in Book 2693, page 353, Register's Office for said County, thence along said Trammel's westerly line in a northerly direction 150 feet to a point; thence westerly 188 feet more or less to the center of Monticello Avenue and point of beginning.

Being the same property conveyed to Raymond Trammel and wife, Twanda Trammel by deed from James C. Ferguson and wife, Pauline Ferguson of record in Book 2746, page 125, Register's Office for Davidson County, Tennessee.

FURTHER EXCLUDED from this conveyance is the following described property:

Being a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described according to a survey made by H. Gee, November 26, 1960, as follows:

Beginning in the center of Monticello Avenue at the northwest corner of the property conveyed to William C. Davis and wife, Elise B. Davis, by deed from Raymond Trammel and wife, dated July 18, 1960, filed August 5, 1960, and recorded in Book 3103, page 167, said Register's Office; thence with said Davis' northern boundary line south 80 deg. 00' East 175 feet to an iron pin; thence North 6 deg. 17' east 105 feet; thence north 80 deg. 09' West 180.4 feet to the center of Monticello Avenue; thence with the center of the same south 3 deg. 18' west 105 feet to the beginning.

Being the same property conveyed to Robert E. Newman and wife, Patricia Russell Newman by deed from James C. Ferguson and wife, Pauline Ferguson, of record in Book 3178, page 287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any easements or other limitations per plan of record in Book 421, page 44, said Register's Office.

STATE OF TENNESSEE:
COUNTY OF SUMNER : The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me,
This 25 day of October 1980.

Martha D Hatvard
Affiant

Notary Public

My Commission Exp.: 1-27-82

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, her successors and assigns/heirs and assigns, forever.

And I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

Pauline G. Ferguson and Pauline Ferguson are one and the same person.

And I, the Grantor herein do further covenant and bind myself/my successors and assigns/heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors/heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of October, 1980

Pauline G Ferguson

PAULINE FERGUSON

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STATE OF TENNESSEE
SUMNER **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAULINE 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 Hendersonville, Tennessee, this 18 day of October, 1980

Notary Public

Commission Expires 12-27-82

STATE OF _____
County of _____

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

the bargainor, with whom I am personally acquainted, and who acknowledges 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**

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

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WARRANTY DEED

FROM

PAULINE FERGUSON, SURVIVING

TENANT BY THE ENTIRETY

TO

MARTHA D. HOWARD

Rerecord
G230866

IDENTIF. REFERENCE

DEC 23 10 14 AM '80

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

IDENTIF. REFERENCE

NOV 6 2 43 PM '80

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

61630

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075
P. O. BOX 676 PHONE 824-3041

RETURN RECORDED DEED TO:

GARLAND REALTORS
UNIT 3 WALTON MALL
HENDERSONVILLE, TENN. 37075