BOOK 5735 PAGE 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Jean Montgomery Gabard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1981.

L. Ferguson
Notary Public

MY COMMISSION EXPIRES: July 21, 1981
(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Montgomery Gabard (NAME)	First Federal Savings & Loan (NAME)	150-1 #29
2741 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue North (STREET ADDRESS)	2D-40380
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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~~ I, Doris L. Ferguson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean Montgomery Gabard

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 Lot No. 228 on the Plan of Edge-O-Lake Estates, Section One, as of record in Book 3600, page 43, Register's Office for said County, and described as follows:

Beginning at a point in the northerly line of Rural Hill Road, the common front corner of Lots Nos. 227 and 228; thence northerly along the line between the said lots 227 and 228, 120.74 feet to a point in the common rear corner of Lots 227, 228 and 229; thence with the line between Lots 228 and 229 northeastwardly 89.70 feet to a point in the southwesterly margin of Mossdale Drive; thence with said margin of said Drive southeastwardly 107.0 feet to a concrete monument; the beginning of a curve; thence southwestwardly around said curve 39.27 feet to a concrete monument in the northerly margin of Rural Hill Road; thence with the margin of same southwestwardly 83.36 feet to the point of beginning.

Being the same property conveyed to Doris L. Ferguson by deed from Allen R. Lawrence and wife, Linda F. Lawrence of record in Book 5280, page 566, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5258, page 79, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchaser joins in this conveyance and hereby agrees to all the terms herein set out and assumes payment of the loan referred to hereinabove.

This is unimproved ( ) improved (X) property, known as 2741 Mossdale Drive, Nashville, Tennessee 37217
(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 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 my hand this 26th day of March, 1981

Doris L. Ferguson
DORIS L. FERGUSON

Jean Montgomery Gabard

STATE OF TENNESSEE
~~Davidson County~~
Shelby County

BOOK 5735 PAGE 236

1129

04/20 1139 • 10.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris L. 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 Memphis, Tennessee, this 24th day of March 19 81

Commission expires Nov. 1, 1983

Judi Kuss
Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM

Doris L. Ferguson, unmarried

TO

Jean Montgomery Gabard

G. 3. 8. 1. 3. 4

IDENTIF. REFERENCE

Apr 20 4 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Montgomery Gabard, 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 the 17th day of April, 1981.

NOTARY PUBLIC

My Commission expires: July 11, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5735 PAGE 237

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

5100.00- CO
132.60 CO TX
.50 PRFEE
6.00 MDE'D
CHECK 139.10-
1129A04/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8. 1-3. 4

T
IDENTIF. REFERENCE

APR 20 4 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 817586