This instrument prepared by Milton W. Smith, Jr., 2400 Crestmoor Road, Nashville, TN 37215.

WARRANTY DEED

BOOK 5740 PAGE 469

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lynda Ferguson	Commerce Union Bank	Map 130-5
126 Taggart Avenue	P.O. Box 2546 (NAME)	Parcel 75
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	7DZ-32630
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, including the assumption by the said Grantee of the unpaid balance of the indebtedness owing to Commerce Union Bank which indebtedness is evidenced by a deed of trust executed by Harry K. Weisiger and wife, to J.G. Palmer, Trustee, of record in Book 4911, page 460, Register's Office for Davidson County, Tennessee, in the original amount of $38,000.00, and which unpaid balance the Grantee agrees to assume and promises to pay,

Stuart C. Brown and wife, Elaine H. Brown, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

Lynda Ferguson, hereinafter called Grantee, her

certain real estate in Davidson County, Tennessee, as follows: (successors), *heirs and assigns,*

Being Lot No. 12, Block "G", on the Second Revised Plan of Highlands of Belle Meade, No. 2, of record in Book 1130, page 72, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the northerly margin of Taggart Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Grantors by deed from John Pershing Fields and wife, Mary Melinda Weisiger Fields, of record in Book 5228, page 577, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,500.00

Subscribed and sworn to before me, this the 1st day of May, 19 81

Affiant

My commission expires: June 22, 1984 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 126 Taggart Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated above and for 1981 taxes which have been prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

heirs and assigns, against the lawful claims of all persons.

Witness our *hands this* 1st *day of* May *, 19* 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stuart C. Brown Stuart C. Brown Elaine H. Brown Elaine H. Brown

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Stuart C. Brown and wife, Elaine H. Brown *the within named bargainor , 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* 15th *day of* May *, 19* 81.

Commission expires Jan 22, 1984 *Notary Public*

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

3871 05/06 800.80- CHECK

WARRANTY DEED
FROM
TO

G 4 0 1 3 2

IDENTIF. REFERENCE

MAY 4 8 58 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Colonial Title Company
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5740 PAGE 471

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
			75000.00- CO	
			196.30 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 202.80-	
3571A05/04/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G4013 2

T
IDENTIF. REFERENCE

MAY 4 8 58 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 819940