This instrument prepared by: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

8693 06/02 221.00- CHECK

BOOK 5751 PAGE 670

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BERT C. FERGUSON, ET UX	SAME	Map 52-11
(NAME)	(NAME)	
1116 Berwick Trail		Parcel 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		11 D 80865
(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, and other good and valuable considerations, receipt of which is hereby acknowledged,

ERNEST E. TIDWELL, single, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said BERT C. FERGUSON AND WIFE, JANELLE M. FERGUSON, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th, formerly the 19th, Civil District of said County and State, being part of Lot No. 15 on the Plan of Marlin Meadows, Section 3, as of record in Book 2133, page 26, Register's Office for said County and a tract of land lying west of and adjacent to said Lot No. 15, said Lot No. 15 and adjacent tract of land being Lot No. 2 on the Plan of the Subdivision of the E. C. Chance property, not of record, but now being the Plan of Madison Heights, Section 3, as of record in Book 2083, page 111 said Register's Office, described as follows: Said Lot No. 2 fronts 215 feet on the westerly margin of Berwick Trail and runs back 320 feet on the southerly side and 255 feet on the northerly side to the low water mark of the Cumberland River where it measures 271.48 feet thereon.

Being the same property conveyed to Ernest E. Tidwell and wife, Marie G. Tidwell, by deed from E. C. Chance and wife, Malinda E. Chance, of record in Book 2650, page 443, Register's Office for Davidson County, Tennessee; the said Marie G. Tidwell having since died, property now vests solely in Ernest E. Tidwell.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $82,500.00

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

Affiant Bert C Ferguson

My commission expires: 1-22-84 (Affix Seal)

Notary Public Mary J. Mathews

This is unimproved ( ) improved (XX) property, known as 1116 Berwick Trail, Madison, TN 37115 (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 .....

Grantees, their ..... *(successors),*

heirs and assigns forever. I ..... *covenant that* I am ..... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I ..... *further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....

Grantees, their .....

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

my *hand* ..... *this* 1st ..... *day of* June .....

If any, having caused its name to be signed hereto by the duly authorized officers on said day and date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* ERNEST E. TIDWELL, single

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

Witness my hand and official seal at Madison *Tennessee, this* 1st *day of* June *, 19* 81 .

Mary J. Mathews *Notary Public*

Commission expires 1-22-84

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

ED
IL
SON, ET UX

G. 4. 4 2 1 6

IDENTIF. REFERENCE

RUSH

JUN 2 8 53 AM '81

REGISTER

Compliments of
Nashville Title Agency
606 Madison Bldg.
Madison St.
TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5751 PAGE 672

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
			6250.00- CO	
			214.50 CO TX	
			.50 PRFEE	
			6.00 WDEED.	
			CHECK 221.00-	
			8693A06/02/81 B4L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.4216

IDENTIF. REFERENCE

JUN 2 8 53 AM '81

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

No. 824873