This Form furnished by Attorneys Title Company, Inc.

BOOK 5816 PAGE 835

Form No. WD-3

FROM

Patricia M. Silver et al.

TO

Bert C. Ferguson, et ux.

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert C. Ferguson, et ux (NAME)	Bert C. Ferguson, et ux (NAME)	Map 52-11
1028 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	1028 Berwick Trail (STREET ADDRESS)	Parcel 44
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	11D-80920 EC

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Nov 9 8 56 AM '81

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 61,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September 19 81

_____ Notary Public

MY COMMISSION EXPIRES: 12/18/84

(AFFIX SEAL)

DAVIDSON CO.

G 6 7 3 1 2

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)----------**DOLLARS**

cash in hand paid by Bert C. Ferguson and wife, Janelle M. Ferguson, and other good and valuable considerations, the receipt of which is hereby acknolwedged, PATRICIA M. SILVER, HAROLD VINCENT MITZELFELT, RICHARD W. MITZELFELT, AND SYLVIA M. EDDINGS AS DEVISEES UNDER THE WILL OF SYLVIA J. MITZELFELT, DECEASED

have bargained and sold, and by these presents do transfer and convey unto the said BERT C. FERGUSON AND WIFE, JANELLE M. FERGUSON, 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. 26 on the Map of Madison Heights, Section II, Part II, as of record in Book 2133, page 83, said Register's Office.

Form No. WD3a

Said Lot No. 26 fronts 125 feet on the south side of Berwick Trail and runs back between lines, 375 feet on the east line and 381 feet on the west line to the Cumberland River on which it measures 125.15 feet thereon.

Being the same property conveyed to Harold E. Mitzelfelt and wife, Sylvia J. Mitzelfelt by deed from Bernard V. Bowen and wife, Lollie S. Bowen as of record in Book 3218, page 499, Register' Office for Davidson County, Tennessee. The said parties having since died, and the said Harold E. Mitzelfelt having predeceased the said Sylvia J. Mitzelfelt. Being the same property devised to Patricia M. Silver, Harold Vincent Mitzelfelt, Richard W. Mitzelfelt and Sylvia M. Eddings as devisees under the Will of Sylvia J. Mitzelfelt, deceased of record in Will Book _____, page _____, Probate Clerk's Office for Davidson County, Tennessee.

The property as herein described is not the usual place of residence of the grantors or their spouses.

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bert C. Ferguson and wife, Janelle M. Ferguson, their heirs and assigns, forever.

And we do covenant with the said Bert C. Ferguson and wife, Janelle M. Ferguson, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

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 Bert C. Ferguson and wife, Janelle M. Ferguson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 25th day of September, 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.

Patricia M. Silver

Patricia M. Silver

Harold Vincent Mitzelfelt

Richard W. Mitzelfelt

Sylvia M. Eddings

Sylvia M. Eddings

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 Patricia M. Silver, 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 15th day of September, 1981.

John S. Fray
Notary Public

My Commission expires: 1-18-82

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Vincent Mitzelfelt, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at INGLEWOOD, CALIFORNIA, this 8 day of OCTOBER, 1981.

John J. Schultz
Notary Public

My Commission expires: June 3, 1985.

OFFICIAL SEAL
JOHN J. SCHULTZ
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 3, 1985

STATE OF NEW MEXICO
COUNTY OF SANTA FE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Mitzelfelt, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Fe, New Mexico, this 14th day of October, 1981.

Lois E. Golden
Notary Public

My Commission expires: June 4, 1983

OFFICIAL SEAL
Lois E. Golden
LOIS E. GOLDEN
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires June 4, 1983

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia M. Eddings, 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 San Antonio, Texas, this 30th day of October, 1981.

Notary Public

My Commission expires: 11/17/84

KATHY L. DUNKIN
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 11/17/84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			61500.00- CO	
			169.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	169.40-
7063A	11/09/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 7 3 1 2

IDENTIF. REFERENCE

NOV 9 8 56 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852210