This Instrument Prepared by
William P. Dougan for
Thomas, Halliburton & Weissman
417 Walshwood Blvd., Suite 303
Nashville, Tennessee 37221

BOOK 5890 PAGE 891

WARRANTY DEED

Prepared on information provided by the parties.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James C. Ferguson et ux (NAME)	National Mortgage Co. (NAME)	075-08-0-
669 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	053.00
Hermitage, TN 37076 (CITY) (P. O. ZONE) (STATE)	Memphis, TN 38118 (CITY) (ZONE) (STATE)	4D-24494

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and sufficient consideration, receipt of which is hereby acknowledged, and the grantees' assumption of payments on a loan made by National Mortgage Company in the original amount of $54,650.00, secured by a Deed of Trust of Record in Book 5728, page 189, Register's Office for Davidson County, Tennessee,

We, Gary K. Granstaff and wife Wanda K. Granstaff, Grantors, have bargained and sold, and do hereby transfer and convey unto James C. Ferguson and wife, Joyce L. Ferguson, Grantees, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 258 on the Plan of Tulip Grove, Sec. 4, of record in Book 4175, Page 12 of the Davidson County Register's Office, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Gary K. Granstaff and wife Wanda K. Granstaff by deed from Secretary of Housing and Urban Development, of record in Book 5728, page 187, said Register's Office.

This conveyance is subject to the conditions shown on the Plat, and to any easements and restrictions of record in Book 4228, page 457, R.O.D.C. Owner's escrow is hereby transferred to buyer at no cost. Owner's hazard insurance is transferred to buyer at no cost to buyer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $57,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of May, 19 82

Notary Public at Large

My commission expires: October 21, 1984 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 669 Albany Drive (House Number) (Street) Hermitage, Tennessee 37076 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.

James C. Ferguson and wife, Joyce L. Ferguson, their

(successors), heirs and assigns forever. *covenant that* *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 for 1982 taxes, which have been prorated and are assumed by the buyer, and the mortgage referred to above.

Grantor further covenants and binds itself, its successors *and representatives, to warrant and forever defend the title to said real estate to said* James C. Ferguson and wife, Joyce L. Ferguson, their

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

Witness our hands this 25th day of May, 1982, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary K. Granstaff

Wanda K. Granstaff

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, William P. Dougan *, a Notary Public in and for said County and State,*
Gary K. Granstaff and wife Wanda K. Granstaff

the within named bargainor S , 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, Davidson County *Tennessee, this* 25th *day of* May *, 19*82.

William P. Dougan *Notary Public*

Commission expires October 21, 1984

William P. Dougan
Notary at Large

WILLIAM P. DOUGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RUSH

IDENTIF. REFERENCE

MAY 26 3 31 PM '82
FELIX A. ALLISON, II REGISTER
DAVIDSON COUNTY, TN

G 9 3 1 1 0

WARRANTY DEED

FROM
GRANSTAFF, GARY K.
ET UX

TO
FERGUSON, JAMES C.
ET UX

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			57500.00-	CO
			149.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	156.00-
9441	A	05/26/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 3 1 1 1 0

IDENTIF. REFERENCE T

MAY 26 3 31 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883310