Book 30

BOOK 5972 PAGE 444

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,207.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 1982

Notary Public

MY COMMISSION EXPIRES: January 10, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY K. ANDERSON (NAME)	Dobson & Johnson, Inc. (NAME)	136-7
109 Colony Point East (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place-1800 (STREET ADDRESS)	171
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	2D-63812

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, DONALD FERGUSON and wife, BARBARA FERGUSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY K. ANDERSON and wife, RONWYN ANDERSON

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:

BEING Lot No. 354 on the Plat of PRIEST LAKE PARK, SECTION 5, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for said County.

SAID Lot No. 354 fronts 60.54 feet on the east margin of Colony Point East and extends back 112.63 feet on the northwest line and 116.15 feet on the southwest line to a line on the rear which is a broken line on which it measures 234.18 feet.

Being the same property conveyed to Donald Ferguson and wife, Barbara Ferguson by deed from John S. Edgerton and wife, Anne D. Edgerton, of record in Book 5502, page 756, Register's Office for Davidson County, Tennessee.

This conveyeance is subject to taxes for the year 1982 and subsequent years, easements and restrictive covenants of record and Deed of Trust to secure $60,000.00, to Albert Wm. Johnson, Trustee, for the benefit of Dobson & Johnson, Inc., of record in Book 5315, page 566, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 109 Colony Point East, Nashville, TN 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 our hands this 1st day of December, 19 82

Donald Ferguson

Barbara Ferguson

STATE OF TENNESSEE
Davidson County

BOOK 5972 PAGE 445

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Ferguson and wife, Barbara Ferguson

the bargainors, 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 1st day of December 19 82

Commission expires January 19, 1986

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

DONALD FERGUSON and wife,

BARBARA FERGUSON

TO

ROY K. ANDERSON and wife,

RONWYN ANDERSON

H 19899

IDENTIFICATION REFERENCE

DEC 2 12 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

3188 12/02 261.62- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5972 PAGE 446

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
			50207.94- CO	
			255.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 261.82-	
			3186A12/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1989

IDENTIFICATION REFERENCE

DEC 2 12 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913545