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BOOK B #550104-1

FORM NO. WD-1

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil E. Thomas et ux	Fidelity Federal S & L Association	95-8-198
(NAME)	(NAME)	
150 Spring Valley Road	401 Union Street	3DZ-16515
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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, SHARON C. FERGUSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CECIL E. THOMAS AND WIFE, WANDA A. THOMAS

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:

Land in Davidson County, Tennessee, being Lot No. 1B, Zone Lot Division, Lot No. 1, Bluefield Square, Section 1, of record in Book 5200, page 38, as amended in Book 6050, page 4, said Register's Office.

Said Lot No. 1B fronts 20.3 feet on the south side of Spring Valley Road and runs back 154.68 feet on the west lot line and 142.07 feet on the east line to a line in the rear which measures 76.3 feet thereon.

Being the same property conveyed to Timothy J. Ferguson and wife, Sharon C. Ferguson by deed from Patsi B. Gregory, Trustee, with full power to mortgage, convey, or transfer without the joinder of any beneficiary. The said Timothy J. Ferguson having conveyed his interest in the property to Sharon C. Ferguson by Quitclaim Deed of record in Book 6266, page 59, said Register's Office.

1:74 99

IDENTIF. REFERENCE

APR 24 2 31 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 150 Spring Valley Road, Nashville, Tennessee 37214
(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 my hand this 23rd day of April, 19 84

Sharon C. Ferguson

- 04/24 217.10- CHECK

1017

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon C. Ferguson

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 23rd day of April 1984

Commission expires 1-19-88

Jane Thomas
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
Sharon C. Ferguson

TO
Cecil E. Thomas and wife,
Wanda A. Thomas

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

61000.00- CAMT.
210.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.10-
1017A04/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 24 2 31 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 30698