2023 08/14 175.50- CHECK

WARRANTY DEED

BOOK 6359 PAGE 33

I 42882

IDENTIF. REFERENCE

AUG 14 11 12 AM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No record
BOOK 6368 PAGE 640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF AUGUST, 19 84

Notary Public

MY COMMISSION EXPIRES: October 21, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

HERBERT L. BUCHANAN, JR., 300 HUNDRED OAKS TOWER, NASHVILLE, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. FREEMAN, TRUSTEE (NAME)	SAME (NAME)	MAP 134
109 FAIRFAX AVENUE (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	PARCEL 114
NASHVILLE, TN 37203 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	5DU12926

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, PETER K. FERGUSON, JR. AND WIFE, LOUISE FERGUSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. FREEMAN, TRUSTEE

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 a tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Nashville, Chattanooga and St. Louis Railway right-of-way, said point being the south-east corner of a tract of land containing 14.056 acres, more or less, conveyed to W. L. Tomberlain and wife, Azelea Tomberlain, by deed of W.J.B. Reasonover and wife, Susie T. Reasonover, of record in Book 1315, Page 163, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and running south 37.25° west, with the boundary line between said 14.056 acre tract and J.E. Ragan, now A. Shuman, 31 poles to the center of the Mill Creek Valley Pike, thence with the center of said pike north 47° west 125 feet to a point; thence north 37.25° east and parallel with the said J. E Ragan, now A. Shuman, boundary line, 31 poles, more or less, to the center of said Nashville, Chattanooga and St. Louis Railway right-of-way, thence with the center of said right-of-way south 57° east 125 feet, more or less to the point of beginning, containing 1.46 acres, more or less, to the point of beginning, containing 1.46 acres, more or less.

Being the same property conveyed to Peter K. Ferguson, Jr. and wife, Louise Ferguson by Installment Deed from W. L. Tomberlain and wife, Azelea Tomberlain, as recorded in Book 1368, Page 243, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1196 Antioch Pike, Antioch, Tennessee
(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 hand s this 8th day of August, 1984

Peter K. Ferguson Jr.
PETER K. FERGUSON, JR.

Louise Ferguson
LOUISE FERGUSON

3716 08/28 1?-0?- CHECK

Re-recd

BOOK 6368 PAGE 641

BOOK 6359 PAGE 34

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 Peter K. Ferguson, Jr. and wife, Louise Ferguson,

the 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, TN this 8th day of August, 19 84

Commission Expires October 21, 1984 Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 purpose 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

Released
I 45870

IDENTIF. REFERENCE

AUG 28 1 14 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

PETER K. FERGUSON, JR. AND WIFE, LOUISE FERGUSON

TO

JAMES E. FREEMAN, TRUSTEE

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

Book 6368 Page 642

MAP

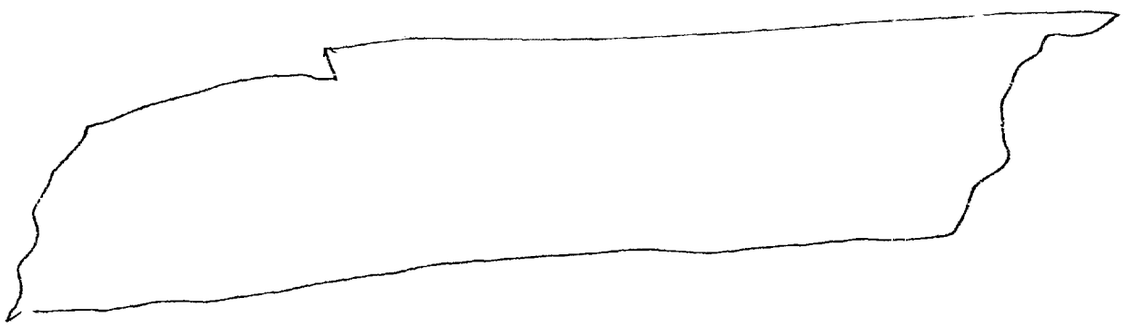


EXHIBIT "A"
TO DEED AS RECORDED IN
BOOK 6359 PAGE 33
AND RE-RECORDED IN BOOK
6368 PAGE 640

Revised
BOOK 6368 PAGE 642

Robert B. Burnette etux.
D.B. 1385 P.G. 397

I.R.(N) (Typical 3 Places)

N 39° 20' 20"E 335.23'

I.R. (N)

50'

℄ L&N R.R.

℄ ANTIOCH PIKE

N 46° 31' 16" W 125.90'

(Chord) S 61° 23' 36"E 127.81'

CURVE DATA
R= 2750.0000'
I = 2° 39' 47"
L= 127.8175'
T= 63.9203

Area = 1.0152 Acres ±

HOUSE

SHOP
(Frame Const.)

GARAGE
(Conc. Bl. Const.)

SHOP
(Conc. Bl. Const)

25'

33.46'

GRAVEL DRIVE

Mon. (O.)

14.84'

S 39° 20' 20" W 368.12'

I.R. (N)

4.7'

Mon. (O.)
(Disturbed)

32.4'

13.82'

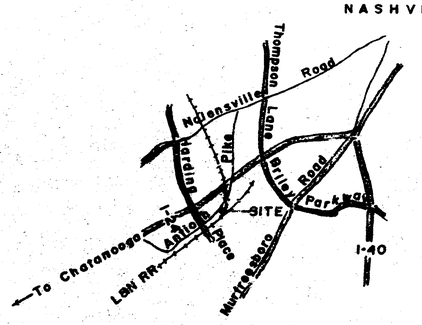
James Freeman (trustee)
D.B. 5091 PG. 515

321.29'

BUILDING "A"

N
Magnetic

NASHVILLE



LOCATION MAP
No Scale

SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been made using the latest recorded deed and other information; that there are no encroachments or projections other than those shown; and that the survey is correct to the best of my knowledge and belief. I further certify that this is a Class 'A' survey.

Name: Monroe T. Elliot Date: June 20, 1984
Monroe T. Elliot
Tenn. Reg. Land Surveyor No. 1421

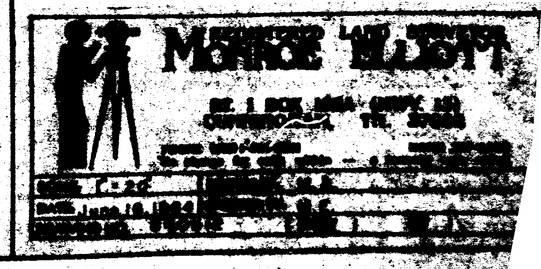
MONROE T. ELLIOTT
Registered Land Surveyor
AGRICULTURAL
TENNESSEE NO. 1421

REVISED: 6/20/84
1. Changed property line information on West and North lines.
2. Added building on Freeman lot.

SURVEY OF: Peter K. Ferguson et ux Property

LOCATION: 5th Civil District Davidson County, Tn

FOR: James E. Freeman et al
Freeman and Associates, Realtors
109 Fairfax Av. Nashville, Tn. 37203



10286 PRINTED ON NO. 1000H CLEARPRINT