This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6540 PAGE 238

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

James W. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-19-86

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. THOMAS, et ux (NAME)	MORTGAGE TRUST COMPANY (NAME)	18-7
228 Charleston Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	127
Goodlettsville, Tn. (CITY) (STATE) 37072 (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	

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, WILL E. FERGUSON and wife, SHIRLENE A. FERGUSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. THOMAS and wife, BOBBIE J. 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:

Being Lot No. 77 on the Plan of Charleston Square Subdivision, Section II, of record in Plat Book 5200, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Will E. Ferguson and wife, Shirlene A. Ferguson, by deed from Ralph D. Mayes and wife, Brenda Mayes, of record in Book 5768, page 229, Register's Office for Davidson County, Tennessee.

T 9 9 0 1 4

IDENTIF. REFERENCE

Apr 24 9 27 AM '85

FEE $ 20.50 TT REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 228 Charleston Drive, Goodlettsville, Tn. 37072
(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 11 day of February, 19 85

Will E. Ferguson
WILL E. FERGUSON

Shirlene A. Ferguson
SHIRLENE A. FERGUSON

BOOK 6540 PAGE 239

STATE OF NEW MEXICO

COUNTY OF DONA ANA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Will E. Ferguson and Shirlene A. 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 Las Cruces, New Mexico, ~~Tennessee~~, this 14th day of February, 1985.

Commission Expires: 23 August 1986 Agatha S. Beene, Notary Public.

STATE OF

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 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 , Tennessee.

on this the day of , 19

My commission expires

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6540 PAGE 240

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
			73900.00- CAMT.	
			192.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	198.64-
0994A04/24/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

199014

IDENTIF. T REFERENCE

APR 24 9 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127857