BOOK 5557 PAGE 531

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1985.

Notary Public

MY COMMISSION EXPIRES: 1/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Union Security Title Corporation, 4235 Hillsboro Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy E. M. Cox (NAME)	Same (NAME)	5DU-16998
125 Denise Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	148-7-62
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(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, Edward J. Ferguson and wife, Elaine C. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy E. M. Cox

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. 821 on the plan of Section Eight, Cherokee Hills, of record in Book 3700, page 154, Register's Office for said County.

Said Lot No. 821 fronts 88.0 feet on the southerly margin of Denise Drive and extends back 172.0 feet on the easterly line and 159.6 feet on the westerly line to a dead line in the rear, measuring 44.5 feet thereon.

Being the same property conveyed to Edward J. Ferguson and wife, Thereas S. Ferguson by deed from C. Edward Morrison, Jr. and wife, Jane T. Morrison of record in Book 5296, page 531, Register's Office for Davidson County.

Theresa S. Ferguson has since died. Elaine C. Ferguson joins in this conveyance for the purpose of conveying any interest she may have acquired in the subject property by virtue of her marriage to Edward J. Ferguson.

This is {unimproved} {X} improved property, known as 125 Denise Drive, Nashville, Tennessee 37211
(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 15th day of August, 1985

Edward J. Ferguson

Elaine C. Ferguson

Edward J. Ferguson

Elaine C. Ferguson

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 85.

Commission Expires 1/18/87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Edward J. Ferguson et ux

TO Nancy E. M. Cox

FILED 36869

IDENTIFICATION REFERENCE

SEP 16 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine C. Ferguson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 15th day of Aug., 1985.

MARY LUANNE BISH
Notary Public, State of Ohio - Cuya. Cty
My Commission Expires Nov. 4, 1985

Mary Luanne Bish
Notary Public

My commission expires _____

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6657 PAGE 533

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

49975.00- CAPT.
127.66 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 134.16-
7423A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36869

IDENTIFICATION REFERENCE

SEP 16 2 55 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173148