THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert L. Ferguson, Sr.	Troy and Nichols, Inc.	71-15
1223 Stockell Street		362
Nashville, TN 37209	P.O. Box 4025	20W 17400
	Monroe, LA	

BOOK S718 PAGE 104

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Essie Jernigan, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert L. Ferguson, Sr. and wife, Minnie L. Ferguson hereinafter called the Grantee, Grantee's 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 the southerly 40 feet of Lot No. 136 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County.

SAID part of Lot No. 136 fronts 40 feet on the easterly margin of Stockell Street and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to W. H. Jernigan, who has since died, and wife Essie Jernigan by installment deed from Eugene B. Benedict (unmarried man) of record in Book 654, page 78, said Register's Office.

5619

IDENTIFICATION REFERENCE

Nov 26 12 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS instrument is being executed on behalf of Essie Jernigan by William H. Jernigan as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 1223 Stockell Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of November, 1985.

Essie Jernigan
Essie Jernigan
BY: William H. Jernigan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of November, 1985, before me personally appeared William H. Jernigan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5718 PAGE 105

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 29,000.00.

+ Robert L. Ferguson Sr.
Affiant

Subscribed and sworn to before me, this the 21st day of November, 19 85.

My Commission Expires: 10-24-88

_____
Notary Public

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 William H. Jernigan, 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 on behalf of Essie Jernigan as her Attorney in Fact, as the free act and deed of the within named Essie Jernigan.

Witness my hand and official seal at Nashville, TN, this 21st day of November, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Essie Jernigan, unmarried

to:
Robert L. Ferguson, Sr. and wife,
Minnie L. Ferguson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

William H. Jernigan
Affiant

Sworn to and subscribed before me this 22nd day of November, 19 85.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6718 PAGE 107

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

290[illegible].00- CAPIT.
75.40 CSTAX
.50 PREP
9.00 MDEED
CHECK [illegible]-
0499A11/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,6191.

IDENTIFICATION REFERENCE

Nov 26 12 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195623