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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,212.00

Bert C. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JAN., 1986

William A. Bell
Notary Public

MY COMMISSION EXPIRES 7-17-88

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bert C. Ferguson (NAME)	National Mortgage Company (NAME)	Part of
333 Baiatin Rd. South Suite 200 Madison, TN. 37115 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 136
(CITY) (STATE) (P O ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	Parcel 123

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, Stephen R. Joselyn and wife, Phyllis E. Joselyn and Gary Nelson and wife, Robbie Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bert C. Ferguson

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 lying and being in the 2nd Civil District of Davidson COunty, Tennessee and being Lot No. 4 on the Plan of Edge View Estates of record in Book 5800, Page 83 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen R. Joselyn, Ruffner Simmons and Gary Nelson by deed from George E. Charlton and wife, Ann Charlton, of record in Book 5919, page 99, said Register's Office.

Ruffner Simmons and wife, Elsie G. Simmons conveyed all their right, title and interest in said property to Stephen R. Joselyn and Gary Nelson by deed of record in Book 6227, Page 750, said Register's Office.

Phyllis E. Joselyn and Robbie Nelson join in this conveyance for the purpose of conveying any interest they may have in the subject property by reason of their marital rights.

It is understood and agreed that this conveyance is subject to the unpaid balance of a note executed by Stephen R. Joselyn and wife, Phyllis E. Joselyn, Ruffner Simmons and wife, Elsie G. Simmons, and Gary Nelson and wife, Robbie Nelson in the original sum of $62,100.00 dated January 12, 1983, secured by a first mortgage Deed of Trust of record in Book 5992, Page 741, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3109-3111 Wildwood (House Number) (Street) Nashville, TN (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 27th day of January, 19 86

Stephen R. Joselyn

Phyllis E. Joselyn

Gary Nelson

Robbie Nelson

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public of said county, Gary Nelson and wife, Robbie Nelson

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

WITNESS my hand, at office, this 27th day of January, 19 86

Carolyn Lee
NOTARY PUBLIC

My commission expires:
1-18-87

CAROLYN LEE 335 NOTARY PUBLIC AT LARGE

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Stephen R. Joselyn and wife, Phyllis E. Joselyn and Gary Nelson and wife, Robbie Nelson

TO

Bert C. Ferguson

7.3611.

IDENTIFICATION REFERENCE

FEB 3 3 36 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Stephen R. Joselyn and wife, Phyllis E. Joselyn, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 27th day of January, 1986.

Carolyn Lee
Notary Public

My Commission Expires: 1-18-87

CAROLYN LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

83216.36- CMT.
216.36 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 223.36-
1646A02/03/86 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.36 I I.

IDENTIFICATION REFERENCE

FEB 3 3 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216268