File Box 43

BOOK 6806 PAGE 874

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

x Thomas M. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1986

Notary Public

MY COMMISSION EXPIRES 4-29-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Thomas M. Ferguson et ux	FIRST INVESTMENT COMPANY	11D-11165
(NAME)	(NAME)	
407 Port Drive	4300 East Broad Street	Map: 51-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Columbus, Ohio 43216	Par: 30
(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, John O. Fuqua and wife, Betty H. Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Ferguson and wife, Pamela Jane 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

BEING Tract No. 7 on the unrecorded survey of Turner Engineering company, Inc., dated July 17, 1961 and being part of Lot No. 6 on the Plan of Dennis P. Coleman, not of record, and being described as follows:

SAID Tract No. 7 fronts 100 feet on the southeasterly margin of Port Drive and runs back 406.2 feet on the northeasterly side and 442.0 feet on the southwesterly side to a line in the rear on which it measures 106.2 feet.

BEING the same property conveyed to the Grantors herein by deed of record in Book 6711, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5610, Page 828, said Register's Office, payable according to the terms and conditions therein.

84006

IDENTIFICATION REFERENCE

MAR 18 1 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK
This is improved (X) unimproved ( ) property, known as 407 Port Drive Madison, TN 37115
(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 ti, 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 17th day of March, 19 86

x John O. Fuqua
John O. Fuqua

x Betty H. Fuqua
Betty H. Fuqua

08/18 122.40

4178

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John O. Fuqua and wife, Betty H. Fuqua

or proved to me upon the basis of satisfactory evidence 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, Tennessee, this 17th day of March 19 86

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

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 (this 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 purposes 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

WARRANTY DEED

FROM
John O. Fuqua et ux
Betty H. Fuqua

TO
Thomas M. Ferguson et ux
Pamela Jane Ferguson

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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
			7,150.00- CAMT.	
			185.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	192.40-
			41786A03/18/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84006

IDENTIFICATION REFERENCE

MAR 18 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228468