STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 68000.00

Subscribed and sworn to before me, this the 04 day of April 19 86

Affiant

My commission expires: 10/10/1989 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER: Timothy J. Ferguson 2118 Fairfax Avenue, #8 STREET ADDRESS Nashville, Tennessee 37212 CITY STATE ZIP	SEND TAX BILLS TO: COMMERCE UNION BANK One Commerce Place STREET ADDRESS Nashville, Tennessee 37219 CITY STATE ZIP
MAP & PARCEL NO 104-11-0-K008.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Fairfax Square, a joint venture composed of Union Financial Corporation and Bryan Stanley, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Timothy J. Ferguson, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Unit No. 8 of FAIRFAX SQUARE, a horizontal property regime established by Master Deed of record in Book 6506 at page 1, and as subsequently revised in Book 6748 at page 758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the part of the same property conveyed to Fairfax Square, a joint venture composed of Union Financial Corporation and Bryan Stanley, by deed recorded in Book 6401 at page 809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

9144

IDENTIFICATION REFERENCE

APR 14 1 38 PM '86

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2118 Fairfax Avenue, #8, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 04 day of April, 19 86

Bryan Stanley

Fairfax Square by Bryan Stanley, Venturer

State of Tennessee
County of _____

BOOK 6828 PAGE 758

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE,TN 37219

State of Tennessee
County of Davidson

Before me, Ruth M. Foran, a Notary Public of the State and County aforesaid, personally appeared Bryan Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself a Venturer of FAIRFAX SQUARE, a Joint Venture composed of Union Financial Corporation and Bryan Stanley, and as such Venturer, executed the foregoing instrument for the purpose therein contained by signing his name as Venturer.

Witness my hand and seal this 04th day of April, 1986
My Commission expires:

July 18, 1987

RUTH M. FORAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
Ruth M. Foran

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6828 PAGE 769

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

68000.00- CONVT.
176.80 COTAX
.50 PRFEE
6.00 WDFEE
CHECK 183.30-
2993A04/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9144L

IDENTIFICATION REFERENCE

APR 14 1 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237089