BOOK 6840 PAGE 43

WARRANTY DEED

New owner's address:

Oscar Geny, Jr.
3806 Dartmouth Lane
Nashville, TN. 37215

Send tax bills to:

Same

Map-parcel

116-8-104

FOR AND IN CONSIDERATION of the sum of One hundred eleven thousand five hundred and no/100--DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

WE, the heirs of the estate of CHRISTINE FRANKLIN FERGUSON, being Franklin Cole Ferguson, Alice Christine Ferguson Lohman, and John Lambuth Ferguson, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said

Oscar Geny, Jr.

the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Being Lot No. 19, Block "A" on the plan of Woodmont Lane Homesites as of record in Plat Book 1130, page 13, Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the northerly margin of Dartmouth Lane and extends back between parallel lines 180 feet to a dead line in the rear.

Being all the same property conveyed to Christine Franklin Ferguson by deed from Charles L. Wooten, et ux, as of record in Book 3770, page 77, said Register's Office, and all the same property devised to the above grantors by will of the said Christine Franklin Ferguson of record in Will Book 153, page 221, Davidson County Probate Clerk's Office (Rule No. 77653).

This conveyance is subject to 1986 property taxes, which have been prorated this date and the grantee assumes in full and to the limitations shown on said plan of record.

This is IMPROVED property known as: 3806 Dartmouth Lane
Nashville, TN. 37215

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, his heirs and assigns, forever. And we do covenant with the said Grantee 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, except as stated above. 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 Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands on the day and date stated:

Franklin Cole Ferguson 4/23/86
Franklin Cole Ferguson date

John Lambuth Ferguson 4/25/86
John Lambuth Ferguson date

Alice Christine Ferguson Lohman April 17, 1986
Alice Christine Ferguson Lohman date

Notarize signature of Franklin Cole Ferguson

Notary Public, Georgia, State At Large
My Commission Expires July 5, 1988

STATE OF Louisana:
PARRISH OF St Tammany::

Personally appeared before me, Harry J. Green
a Notary Public in and for said County and State, the within named
Alice Christine Ferguson Lohman
the bargainor, with whom I am personally acquainted, or proved
to me on the basis of satisfactory evidence, and who acknowledged
that she executed this warranty deed for the purposes therein contained.

WITNESS my hand and official seal at Covington, LA.,
this 18th day of April, 1986.

my comm. expires: At Death

Harry J. Green Notary Public

(seal must be affixed)

STATE OF Georgia:
COUNTY OF Clarke::

Personally appeared before me, JoAnn Camp
a Notary Public in and for said County and State, the within named
Franklin Cole 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 this warranty deed for the purposes therein contained.

WITNESS my hand and official seal at Athens, GA.,
this 22 day of April, 1986.

my comm. expires: 7-5-88

JoAnn P. Camp Notary Public

(seal must be affixed)

STATE OF Tennessee:
COUNTY OF Davidson::

Personally appeared before me, Marbut Glenn Gaston, Jr.
a Notary Public in and for said County and State, the within named
John Lambuth 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 this warranty deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN.,
this 25th day of April, 1986.

my comm. expires: 4-17-88

Notary Public

(seal must be affixed)

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer or value of the property (whichever is greater) is $111,500.00.

affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th day of April, 1986.

my comm. expires: 4-17-88

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

9531.3

IDENTIFT REFERENCE

APR 28 1 41 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6840 PAGE 45

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

1-1500.00- CAMT.
285.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 286.40-
7642A04/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95313

IDENTIFICATION REFERENCE

APR 28 1 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241623