This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251392 FILE BOX #35

WARRANTY DEED

BOOK 6896 PAGE 768

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henrietta T. Grubbs (NAME)	Don P. Ferguson (NAME)	
1614 Stokes Lane (STREET ADDRESS OR ROUTE NUMBER)	218 Westchase Dr. (STREET ADDRESS)	MAP 117-8
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	PARCEL 83 & 84

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars.*

Cash in hand paid by Henrietta T. Grubbs and Don P. Ferguson and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Ernestine J. Barbee, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Henrietta T. Grubbs, and, Don P. Ferguson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1:

Land in the 7th, formerly 10th, Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of the A. B. Montgomery Lands, as of record in Plan Book No. 1, page 22, Chancery Court at Nashville, and being part of Lot No. 4 on the Map of Eason's Second Subdivision of Belmont Terrace Annex No. 2, as of record in Book 547, page 80, and described according to a survey made November 8, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Stokes Lane at a point lying 543 feet west of the westerly margin of Belmont Boulevard, and running thence, with the northerly margin of Stokes Lane, westwardly 63 feet: thence northwardly 200 feet: thence eastwardly 45 feet to a point: thence southwardly 200 feet to the beginning.

Being part of the same property conveyed to Ernest P. Jones and wife, Inez L. Jones by deed from Mary Martha Caruthers, a widow, of record in Book 3893, page 668, Register's Office for Davidson County, Tennessee, the said Ernest P. Jones and wife, Inez L. Jones having since died, the said Inez L. Jones died testate, predeceased by Ernest P. Jones, and title having vested in Ernestine J. Barbee as devisee under the will of Inez L. Jones of record

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 62,500.00

Subscribed and sworn to before me this the 23rd *day of* June *19* 86

Affiant Don P Ferguson

My commission expires: 5-20-87 *(Affix Seal)*

Notary Public Judy A Webb

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

unimproved ( )
This is improved ( ) property, known as 1614 Stokes Lane, Nashville, Tennessee *(House Number) (Street) P.O. Address: (City or Town).*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Granters their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 23rd *day of* June *19* 86*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernestine J. Barbee

Ernestine J. Barbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6896 PAGE 769

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ernestine J. Barbee, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, *this* 23rd *day of* June, *1986*.

Judy A Dobbs
Notary Public

Commission expires 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *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* _____ *self as* _____.

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

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Ernestine J. Barbee

TO

Henrietta T. Grubbs etal

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

in Will Book 150, page 873, Probate Court for Davidson County, Tennessee.

Included in the above described property but specifically excluded therefrom is the following tract:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of this property, said point being along the said west margin north 24 degrees 59 minutes east 164.8 feet from its point of intersection with the north margin of Stokes Lane 467 feet eastwardly from the east margin of Brightwood Avenue; thence along the said west boundary north 24 degrees 59 minutes east 23.8 feet to a point; thence south 70 degrees 54 minutes east 40.5 feet to a point; thence north 18 degrees 33 minutes east 52.8 feet to a point; thence north 37 degrees 07 minutes west 52.3 feet to the point of beginning and containing 1596 square feet and being the same property conveyed to the State of Tennessee by deed from Ernest P. Jones and wife, Inez L. Jones of record in Book 4759, page 435, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being a 5 X 25 foot plot adjacent to the westerly line of the land conveyed to Ernest P. Jones, et ux, by deed from Mary Martha Caruthers, a widow, of record in Book 3893, page 668, said Register's Office, which said westerly line is the easterly line of the property of Elizabeth Proctor Day, a widow, her deed being of record in Book 1910, page 400, said Register's Office, and described as follows:

Beginning in the westerly line of the Jones Property at a point lying 75 feet north of the northerly margin of Stokes Lane, and running thence 5 feet westwardly and parallel with the northerly margin of Stokes Lane; thence 25 feet northwardly and parallel with the westerly line of said Jones Property; thence 5 feet eastwardly and parallel with the northerly margin of Stokes Lane to the westerly line of said Jones property; thence with the same southwardly 25 feet to the beginning.

Being the same property conveyed to Ernestine J. Barbee, by deed from Elizabeth Proctor Day of record in Book 6887, page 369, Register's Office of Davidson County, Tennessee.

13944

IDENTIFICATION REFERENCE

JUN 25 9 33 AM '86

FELIX A. ALSCHULER REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 771

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

625C.00- CA.IT.
162.50 CSTAX
.50 PRFE
9.00 WDE D.
CHECK 172.00-
9545A06/25/86 3AL .07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 4 4

IDENTIFICATION REFERENCE

JUN 25 9 33 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 263040