ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Frederick R. Baggett, et ux	Same	133-02-0 006.00
(NAME)	(NAME)	
250 Sunrise Avenue		FB 06DA 30281
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6949 PAGE 182

For and in consideration of the sum of TEN AND 00/100 (10.00) ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, Ray E. Ferguson and Steve A. Ferguson, partners, doing business as Ferguson Roofing, a partnership,

have bargained and sold, and by these presents do transfer and convey unto the said FREDERICK R. BAGGETT and wife, SANDRA G. BAGGETT,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 181.73 feet on the easterly line and 181.7 feet on the westerly line, to the southerly margin of Lot "C" in said subdivision, measuring 60 feet thereon.

Being the same property conveyed to Ferguson Roofing, a partnership, by deed from Paul Durham and wife, Nadene Durham of record in Book 6505, Page 948, Register's Office for said County.

AUG 14 9 21 AM '86

REGISTER'S OFFICE

IDENTIFICATION REFERENCE

31633

unimproved ( )
This is improved (X) property, known as 250 Sunrise Avenue, (House Number) (Street)
ZNashville Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

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 1st day of July, 1986.

FERGUSON ROOFING, A Partnership

By Steve A. Ferguson

By Ray E. Ferguson

Partners

STATE OF TENNESSEE
DAVIDSON COUNTY

PERSONAL ACKNOWLEDGMENT

BOOK 6949 PAGE 183

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named

_____

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

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19, _____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

CORPORATE ACKNOWLEDGMENT

Before me, _____ a Notary Public in and for 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 the _____ of the

_____, a corporation, and that he as such _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19, _____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

PARTNERSHIP ACKNOWLEDGMENT

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared

Ray E. Ferson and Steve A. Ferguson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Ferguson Roofing, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July 19 86

Commission expires 9/9/89 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frederick R. Baggett

Sworn to and subscribed before me
this 1st day of July, 19 86.

My commission expires 9/9/89 Notary Public Eunice Miller

DAVIDSON COUNTY

This instrument was prepared by:
HOFSTETTER & HOFSTETTER, ATTORNEYS — Suite 500, 230 Fourth Avenue North, Nashville, Tennessee 37219
Name — Address

WARRANTY DEED

FROM

FERGUSON ROOFING, A PARTNERSHIP

TO

GREDERICK R. BAGGETT, ET UX,

SANDRA G. BAGGETT

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

CASH
STATE TAX
FEE
MISC
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 6 3 3

IDENTIFICATION REFERENCE

AUG 14 9 21 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 283119