FORM NO. WD-1

BOOK 7039 PAGE 462

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,696.10

Raymond Thomas Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William W. Ferguson, Jr., 404 James Robertson Pkwy., Suite 1502, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Thomas Ferguson, Jr. (NAME)	CityFed Savings and Loan Association (NAME)	076-01-0
517 Hidden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 986 (STREET ADDRESS)	
Hermitage, TN. 37076 (CITY) (STATE) (P.O. ZIP)	Newark, New Jersey 07184 (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, Gary L. Nelson, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Thomas Ferguson and wife, Brenda C. 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:

ALL Grantor's right, title, and interest in certain real property, that interest being a 20% undivided interest in the real property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 102-B on the plan of Tulip Grove Woods, Phase 1, Zone Lot Division Lot Nos. 101, 102 and 103, of record in Book 6250, Page 788, Register's Office for said County.

SAID Lot No. 102-B fronts 39.83 feet on the westerly margin of Hidden Hill Drive and extends back 393.15 feet on the northerly line and 390.79 feet on the southerly line to a dead line in the rear, measuring 76.73 feet thereon.

BEING the same real property conveyed to Gary L. Nelson, Sr. and Raymond Thomas Ferguson and wife, Brenda C. Ferguson by deed of record in Book 6799, page 234, Register's Office for Davidson County, Tennessee.

CHECK

This is unimproved ( ) improved (X) property, known as 517 Hidden Hill Drive, Hermitage, Tennessee 37076
(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 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 singular 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 12th day of November, 19 86

Gary L. Nelson, Sr.

BOOK 7039 PAGE 463

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, William Winton Ferguson, Jr., a Notary Public in and for said County and State, the within named Gary L. Nelson, Sr.

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

Witness my hand and official seal at Hermitage, Tennessee, this 12th day of November, 1986.

Notary Public

Commission Expires 4-17-88

STATE OF TENNESSEE }
Davidson County }

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 _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Gary L. Nelson, Sr.

TO
Raymond Thomas Ferguson and wife,
Brenda C. Ferguson

Return to:
Mr. Raymond Thomas Ferguson
517 Hidden Hill Drive
Hermitage, Tennessee 37076

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

63049

IDENTIFICATION REFERENCE

Nov 13 1 57 PM '86
FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7039 PAGE 464

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
			2696.10- CAMT.	
			7.56 CSTAX	
			.50 PRFEE	
			6.00- MAMT.	
		VB	6.00 MAMT.	
			6.00 MDEED	
			CHECK	14.06-
			5757A1 11/13/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63049

IDENTIFICATION REFERENCE

Nov 13 1 57 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 11739