BOOK 7163 PAGE 789

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Raymond T. Ferguson ETUX	SAME AS NEW OWNER	Map 26-9
524 Donald St		Parcel 17
Goodlettsville, Tn. 37072		

MORTGAGEE: Bank of Goodlettsville

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the BANK OF GOODLETTSVILLE, a Tennessee Banking corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said RAYMOND T. FERGUSON and wife, DORA L. FERGUSON, hereinafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Clark Place, Section 5, as of record in Book 2331, page 159, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Bank of Goodlettsville, by deed from Homer R. Ayers, Substitute Trustee, of record in Book 4302, page 728, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And the Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State, County and City of Goodlettsville taxes, a lien, prorated between parties and assumed in full by Grantees, and (2) The Plan of record in Book 2331, page 159, shows Owner's Certificate, a 75 foot setback line from Donald Avenue and 10 foot easement for utilities along the rear line.

And the Grantor does further covenant and bind itself, its successors and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand on this the 13th day of March, 1987, the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF GOODLETTSVILLE, a
Tennessee Banking corporation

BY: Judy P Adkins
JUDY P. ADKINS,
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for said County and State, personally appeared JUDY P. ADKINS, with whom I am personally acquainted and who upon oath acknowledged herself to be Vice President ot the Bank of Goodlettsville, the within named bargainor, a corporation, and that she as Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal this the 13th day of March, 1987.

Adrienne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-11-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Raymond T Ferguson
Affiant

Sworn to and subscribed before me, this the 13th day of March, 1987.

Adrienne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-11-88

04151

IDENTIFICATION REFERENCE

MAR 16 11 14 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

INSTRUMENT PREPARED BY [illegible] 100 Main Street, Goodlettsville, Tennessee 37072

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

RECEIVED OF _____

FOR _____

BOOK 7168 PAGE 791

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

65000.00- CAMT
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
2147A03/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04151

IDENTIFICATION REFERENCE

MAR 16 11 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57265

791