This instrument prepared by: Blake Freeman, Atty. P. O. Box 1368, Madison, TN 37116

BOOK 7215 PAGE 620

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP PARCEL NUMBERS
Ernie R. Tilford (NAME)	C & S Mortgage Corp. (NAME)	51-2-30
407 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,* cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

THOMAS M. FERGUSON AND WIFE, PAMELA JANE FERGUSON

have this day bargained and sold, and do hereby transfer and convey unto the said ERNIE R. TILFORD

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

Being Tract No. 7 on the unrecorded survey of Turner Engineering Company, Inc., dated July 17, 1961, and being part of Lot No. 6 on the Plan of Dennis P. Coleman, not of record, and being described as follows:

Said Tract No. 7 fronts 100 feet on the southeasterly margin of Port Drive and runs back 406.2 feet on the northeasterly side and 442.0 feet on the southwesterly side to a line in the rear on which it measures 106.2 feet.

Being the same property conveyed to Thomas M. Ferguson and wife, Pamela Jane Ferguson of record in Book 6806, page 874, Register's Office for Davidson County, Tn.

19150

IDENTIFICATION

APR 27 1 03 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $85,000.00

Subscribed and sworn to before me this the 27 *day of* April, 19 87

My commission expires: 3/8/89 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC BLAKE FREEMAN AT LARGE DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved (XX) property, known as 407 Port Drive, Madison, TN 37115 *(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 Grantees 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. except for current year's taxes, assumed by grantee.

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 27 *day of* April, 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHECK 04727 244.50 9457

Thomas M. Ferguson
THOMAS M. FERGUSON

Pamela Jane Ferguson
PAMELA JANE FERGUSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Thomas M. Ferguson and wife, Pamela Jane Ferguson

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

Witness my hand and official seal at Madison, *Tennessee, this* 27th *day of* April, *19* 87

Commission expires 3-2-89

Notary Public

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

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

85000.00 CAMT.
238.00 CSTAX
.50 PRFEE
6.00 WDED
CHECK 244.50
9457A04/27/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19150

IDENTIFICATION REFERENCE

APR 27 1 03 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74180