BOOK 7235 PAGE 40 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Charles S. Throgmorton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 87.

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: (Mortgagee) | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles S. Throgmorton (NAME) | Commerce Union Bank (NAME) | MAP 106-14 |
| 80 Scoby Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | PAR. 74 |
| Nashville, TN. 37211 (CITY) (STATE) (P O ZIP) | Nashville, TN. 37219 (CITY) (STATE) (ZIP) | 06DA 10380 |

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, Hazel Talley Fergueson and husband, Lycurgus H. Fergueson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Throgmorton , a married man

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:

BEING Lot No. 74, on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Clarence D. Talley and wife, Ethel S. Talley by deed from Joe Grubbs and wife, Nancy Grubbs, of record in Book 2013, Page 553, Register's Office, Davidson County, Tennessee. The said Clarence D. Talley and Ethel S. Talley are now deceased. Property now vested in Talley Hazel Fergueson by Will of Ethel Simmons Talley, filed May 6, 1987 in the Clerk's Office of the Probate Court in Davidson County, Tennessee.

Lycurgus H. Fergueson herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to public utility & drainage easement and building setback line of record in Book 1424, Page 141, said Register's Office.

25420

IDENTIFICATION REFERENCE

MAY 13 11 24 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is Unimproved ( ) Improved ( X) property, known as 80 Scoby Drive, Nashville, TN. 37211
(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 our hand s this 8th day of May , 19 87

Hazel Talley Fergueson

Lycurgus H. Fergueson

STATE OF TENNESSEE
Davidson County

BOOK 7235 PAGE 41

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel Talley Fergueson and husband, Lycurgus H. Fergueson

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of May 1987

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Hazel Talley Fergueson

TO

Lycurgus H. Fergueson

Charles S. Throgmorton

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7235 PAGE 42

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

54000.00- CAMT.
151.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.70-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5.4.2.0

IDENTIFICATION REFERENCE

MAY 13 11 24 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 81194