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File 27

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1987.

Notary Public

MY COMMISSION EXPIRES: 10-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY.

Montgomery, Cranford, Kestner & Hardeman, 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne Armstrong (NAME)	Fidelity Federal (NAME)	52-8
1217 Shawnee Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	31
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	11D 89865

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~~ I, Owen William Ferguson

Quitclaimed

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robbie Yvonne Ferguson Armstrong

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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Sequoia Valley, Section 1, as of record in Book 3700, page 81, Register's Office for said County.

Said Lot No. 45 fronts 103 feet on the northerly margin of Shawnee Road and extends back 132.7 feet on the easterly line and 138.7 feet on the westerly line to a dead line in the rear measuring 98.3 feet thereon.

Being the same property conveyed to Owen W. Ferguson and wife, Robbie Y. Ferguson by deed from Ronald B. Buchanan and wife, Vicki B. Buchanan of record in Book 5497, page 271, Register's Office for Davidson County, Tennessee. Said Owen W. Ferguson and Robbie Y. Ferguson having since divorced of record in Book 6089, page 305, said Register's Office.

25838

IDENTIFT REFERENCE

MAY 14 11 15 AM '87

DAVIDSON COUNTY

This is unimproved ( ) improved (XX) property, known as 1217 Shawnee Road, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Witness MY hand this 30th day of April, 1987

Owen William Ferguson

Owen William Ferguson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Sandra L. Voache, a Notary Public in and for said County and State, the within named Owen William Ferguson

the bargainor, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 87

Commission expires 1-9-91

Sandra L. Voache
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) 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

Owen William Ferguson

TO

Robbie Y. Ferguson Armstrong