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File #1-017601 File Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1987

Notary Public

MY COMMISSION EXPIRES 11-12-90

THIS INSTRUMENT WAS PREPARED BY

Cumberland Valley Title, Inc. 1114 17th Ave. South, Suite 105, Nashville, TN 37212
NAME ADDRESS

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ferguson (NAME)	Home Savings of America (NAME)	Map 113-4
93 McCall Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	Parcel 42
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7075 (CITY) (STATE) (ZIP)	FB# 6DA-55887

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, KATHY ANN DUFFEY HEARD, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES FERGUSON and wife, JANET 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

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Glencoe Acres, as of record in Plat Book 1835, pages 136, 137, and 138, Registers' Office for said County, described as follows:

Said Lot No. 135 fronts 129.0 feet on the southerly side of Antioch Pike and runs back between parallel lines measuring 138.0 feet on the westerly side and 142.3 feet on the easterly side to a dead line in the rear on which it measures 122.6 feet.

Being the same property conveyed to Robert Dale Duffey and wife, Kathy Ann Duffey by deed from Thomas R. Bowling and wife, Betty May Bowling of record in Book 5376, page 228, Register's Office for said County. The said Robert Dale Duffey and Kathy Ann Duffey having since divorced, and Robert Dale Duffey having since conveyed his interest by quitclaim deed of record in Book 6888, page 239, said Register's Office.

George Clark Heard, III, spouse of Kathy Ann Duffey Heard, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Kathy Ann Duffey Heard.

unimproved ( )
This is improved (X) property, known as 93 McCall Street, Nashville, Tennessee 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 29th day of May, 1987

KATHY ANN DUFFEY HEARD

GEORGE CLARK HEARD, III

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann Duffey Heard and husband, George Clark Heard, III

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 29th day of May 1987

Commmission expires 11-12-90

Notary Public

STATE OF TENNESSEE }

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

TO

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

32493

IDENTIFICATION REFERENCE

JUN 3 11 01 AM '87

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

55500.00- CAMT.
155.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 161.90-
4739A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32493

IDENTIFICATION REFERENCE

JUN 3 12 05 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 89132