File Box 43

BOOK 7317 PAGE 38

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,836.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-8

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
E & E Properties	Commerce Union Bank	150-3
(NAME)	(NAME)	
3824 Priest Lake Dr.	P. O. Box 121999	155
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217	Nashville, Tn. 37212-1999	2D 74141
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Deborah L. Cavedon Ferguson and husband Timothy J. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E & E Properties, a partnership

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. 50-A on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 48 through 52, of record in Book 6250, page 263, Register's Office for said County.

Said Lot No. 50A fronts 15 feet on the southerly margin of Shakerville Court and extends back 123.72 feet on the easterly line and 125.66 feet on a broken westerly line to a dead line in the rear measuring 69.66 feet thereon.

Being the same property conveyed to Deborah L. Cavedon, unmarried by deed from Philhall Corporation of record in Book 6503, page 340, said Register's Office; the said Deborah L. Cavedon having since married and now known as Deborah L. Cavedon Ferguson.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 7054, page 591, said Register's Office, payable according to the terms and conditions therein.

The said Timothy J. Ferguson, husband of the above named Deborah L. Cavedon Ferguson joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property especially his marital rights.

This is improved (X) unimproved ( ) property, known as 3410 Shakerville Court, Antioch, Tenn. 37013
(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 ti, 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 31st day of July, 19 87

X Deborah L. Cavedon Ferguson
Deborah L. Cavedon Ferguson

X
Timothy J. Ferguson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah L. Cavedon Ferguson and husband, Timothy J. Ferguson

~~or proved to me upon the basis of satisfactory evidence~~ the bargainor s, 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 31st day of July 19 87

Commission expires 11-1-87

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 (this 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

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

52817

IDENTIFICATION REFERENCE

Aug 5 9 49 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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

63836.61- CAMT.
178.64 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 185.14-
8074A08/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52817

IDENTIFICATION REFERENCE

AUG 5 9 49 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 02069