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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Affiant: James A Ferguson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Dec, 1987

Notary Public

MY COMMISSION EXPIRES: 1-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Spann, Attorney, 707 Dominion Bank Bldg., Nashville, Tn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ferguson (NAME)	Same (NAME)	78-8
915 E Trinity Ln (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	47
Nashville Tn 37207 (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~~ I, William E. Croslin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James 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 lying in Davidson County, Tennessee, being the western 1/2 of Lot 63 as shown on the map of J.B. Haynie's Oriental Plan of Lots as on record in Book 161, page 26 & 27 of the Register's Office of said County.

Being the same property conveyed to William E. Croslin by deed from Fred Edward Croslin and wife, Ann Croslin of record in Book 6598, page 899, Register's Office for Davidson County, Tennessee.

89469

IDENTIFICATION REFERENCE

DEC 10 11 16 AM '87

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

Rwil

This is unimproved ( ) improved (X) property, known as 318 Duke Street, Nashville, Tennessee 37207
(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 My hand this 9 day of Dec, 1987

William E. Croslin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named William E. Croslin

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

Witness my hand and official seal at Nashville, Tennessee, this _____ day of Dec, 19 87.

_____ Notary Public

Commission Expires 1-5-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

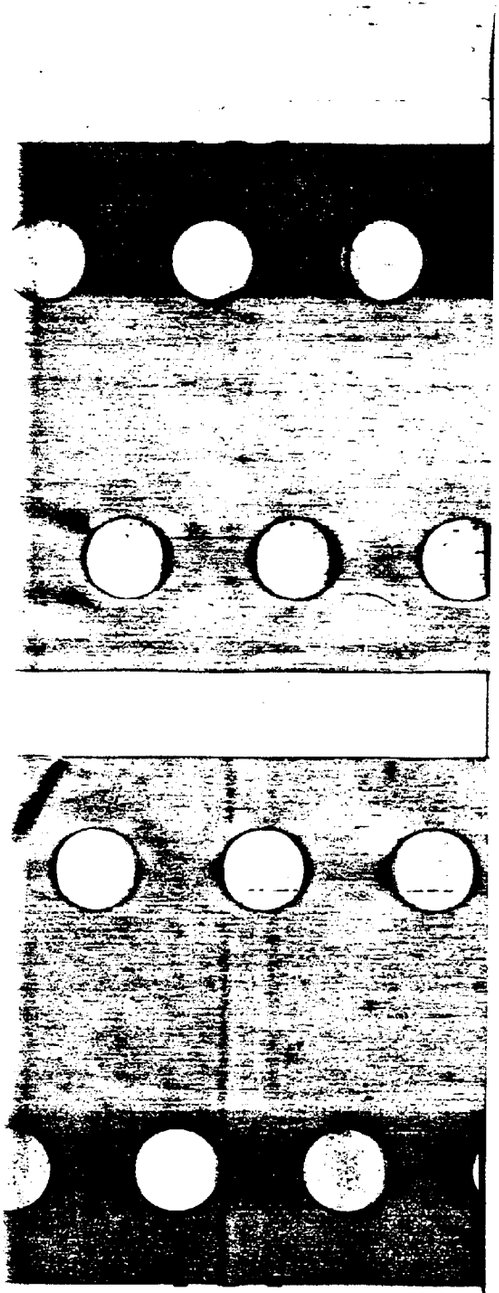
William E. Croslin

TO

James Ferguson

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

3000.00- CAMT.
8.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 14.90-
D738A12/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 4 6 9

IDENTIFICATION REFERENCE

DEC 10 11 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43745