STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 60,629.12

William T. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 1988.

B. Edwards
Deputy Register

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **60,629.12**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1st** DAY OF **March** 19 **88**.

Notary Public

MY COMMISSION EXPIRES **07/17/88**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney – 109 Shacklett Lane – Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
RALPH E. SHELBY and wife, LEANNE P. SHELBY (NAME)	**National Mortgage Company** (NAME)	**Part of**
1023 Coventry Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	**4041 Knight Arnold Road** (STREET ADDRESS)	**Map 136**
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	**Memphis, TN 38118** (CITY) (STATE) (ZIP)	**Parcel 123**

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, BERT C. FERGUSON, joined by wife, Janelle M. Ferguson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RALPH E. SHELBY and wife, LEANNE P. SHELBY**

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 and being in the 2nd Civil District of Davidson County, Tennessee and being Lot NO. 4 on the Plan of Edge View Estates of record in Book 5800, Page 83 of the Register's Office for Davidson County, TEnnessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bert C. Ferguson by deed from Stephen R. Joselyn and wife, Phyllis E. Joselyn and Gary Nelson and wife, Robbie Nelson of record in Book 6776, page 4 Register's Office for Davidson County, Tennessee.

Janelle M. Ferguson joins in this conveyance in order to convey any interest she may have in the subject property, particularly marital rights by virtue of being the wife of Bert C. Ferguson.

It is understood and agreed that the consideration for the conveyance herein is the assumption by the grantees of the unpaid balance of a note executed by Stephen R. Joselyn and wife, Phyllis E. Joselyn, Ruffner Simmons and wife Elsie G. Simmons, and Gary Nelson and wife, Robbie Nelson in the original sum of $62,100.00 dated January 12, 1983, secured by a first mortgage Deed of Trust of record in Book 5992, Page 741, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved **X**) property, known as **3109-3111 Wildwood** (House Number) (Street) **Nashville, TN** (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 **1st** day of **March**, 19 **88**

Bert C. Ferguson
BERT C. FERGUSON

Janelle M. Ferguson
JANELLE M. FERGUSON

STATE OF TENNESSEE
Davidson County

BOOK 7500 PAGE 46

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bert C. Ferguson and wife, Janelle M. Ferguson

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 1st day of March 19 88

Commission expires 07/17/88

William T. Berry
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
BERT C. FERGUSON

TO
RALPH E. SHELBY and wife,
LEANNE F. SHELBY

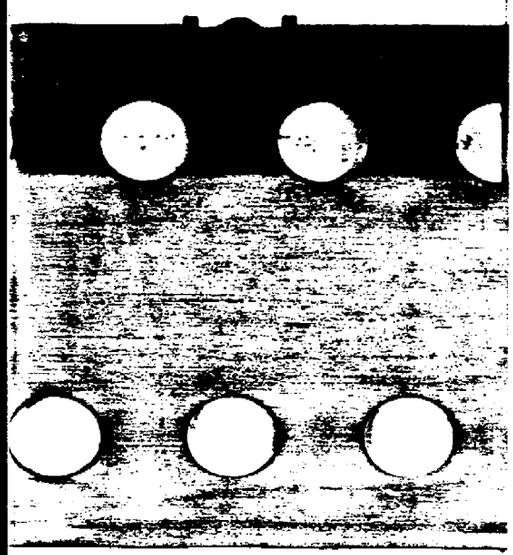
15865

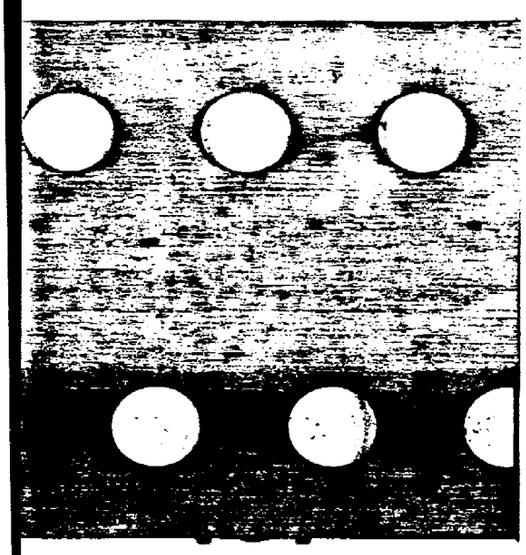
IDENTIFICATION

MAR 25 1 22 PM '88

RUSH

XEROX TELECOPIER 7024





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7500 PAGE 47

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH	6042?.12
CON TX	169.68
PRFEE	0.50
WDEED	6.00
TOTAL	176.18
CHECK	176.18

15865

IDENTIFICATION REFERENCE

MAR 25 1 22 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

03/25/88 01 13:23 0001 9698

No. 74264