Bof 60

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This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
First Meridian Corporation 730 Freeland Station Road Nashville, TN 37228	Sovran Mortgage Corp. P. O. Box 26388 Richmond, VA 23260	160-11-0-A 77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $139,698.56.

Robert G. Ferguson
Affiant

Subscribed and sworn to before me this 21st day of October, 1988.

1230 10/26 0101 03CHECK 470-51

Mary L. Stockwell
Notary Public

My Commission Expires: 10-2-89

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DONALD A. FERGUSON AND WIFE, BARBARA FERGUSON, have bargained and sold, and by these presents do hereby transfer and convey unto FIRST MERIDIAN CORPORATION, its successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Lot No. 77 on the Plat of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald A. Ferguson and wife, Barbara Ferguson, by Warranty Deed from Lanny H. Waller and wife, Kay Waller, of record in Book 7549, page 819, Register's Office, Davidson County, Tennessee.

As part of the consideration for this conveyance, First Meridian Corporation has agreed to assume the indebtedness secured by an existing Deed of Trust from Donald A. Ferguson and wife, Barbara Ferguson, to D. J. Atkins and Harold I. Brooks, Trustees, of record in Book 7549, page 822, Register's Office, Davidson County, Tennessee, to which this conveyance is subject.

This conveyance is subject to: BOOK 7687 PAGE 447

1. 1988 real property taxes.

2. All things and matters set forth in Heritage Heights Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6892, page 540, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 268, wherein the name of Heritage Heights was changed to Hemmingwood, corrections to said Declaration of covenants, Conditions and Restrictions of record in Book 6948, page 268, and further Amendments to said Declaration of Covenants, Conditions and Restrictions of record in Book 7269, page 387, all of record in the Register's Office, Davidson County, Tennessee.

3. Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, Register's Office, Davidson County, Tennessee.

4. All things and matters set forth on the Plat of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

5. Charter of Heritage Heights Home Owners Association, Inc., of record in Book 6704, page 373, Register's Office, Davidson County, Tennessee, and Articles of Amendment to the Charter of Heritage Heights Home Owners Association, Inc., of record in Book 6936, page 894, Register's Office, Davidson County, Tennessee, in which the name was changed to Hemmingwood Home Owners Association, Inc., and the By-Laws of said Association.

6. Easements to Metropolitan Government of Nashville-Davidson County of record in Book 7597, pages 691, 695, 723 and 728, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to FIRST MERIDIAN CORPORATION, its successors and assigns forever.

AND DONALD A. FERGUSON AND WIFE, BARBARA FERGUSON do covenant with the said FIRST MERIDIAN CORPORATION, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND DONALD A. FERGUSON AND WIFE, BARBARA FERGUSON do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to FIRST MERIDIAN CORPORATION, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said DONALD A. FERGUSON AND WIFE, BARBARA FERGUSON have caused these presents to be signed this 21st day of October, 1988.

Donald A. Ferguson and wife, Barbara Ferguson, are one and the same as Donald A. Fergusson and wife, Barbara Fergusson.

Donald A. Ferguson

DONALD A. FERGUSON

Barbara Ferguson by Donald A. Ferguson attorney in Fact

BARBARA FERGUSON
BY: DONALD A. FERGUSON,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DONALD A. FERGUSON, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR BARBARA FERGUSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 21st day of October, 1988.

Nancy L. Heckerman
Notary Public

My Commission Expires: 10-2-89

NOTARY PUBLIC AT LARGE

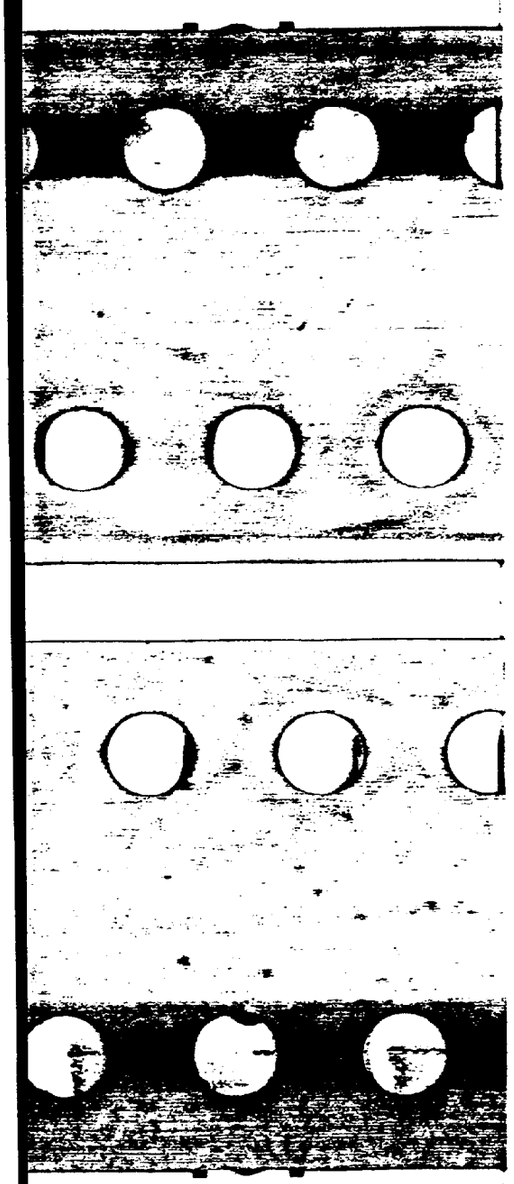
7.9 9 6 0

IDENTIFICATION REFERENCE

Oct 26 4 09 PM '88

FELIX Z. WILSON CT REGISTER
DAVIDSON COUNTY, TN

Meridian.WD



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

CAMT 139698.56
CON TX 461.01
PRFEE 0.50
WDEED 9.00
TOTAL 470.51
CHECK 470.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/88 01 16:09 0001 1230

7.9960

IDENTIFICATION REFERENCE

OCT 26 4 09 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 147971