THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail

BOOK 7756 PAGE 854

8565 01/24 0101 03CHECK 270.50

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
OWEN WILLIAM FERGUSON 849 Wren Road Goodlettsville, TN 37072	SAME	Map 34-1 Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MILES C. FROST and wife, JOSEPHINE R. FROST, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said OWEN WILLIAM FERGUSON, a single person, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of Echo Meadows Subdivision, as of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 88 feet on the westerly side of Wren Road and runs back between lines, 245.1 feet on the northerly side, and 288.5 feet on the southerly side to a dead line, measuring 127.0 feet thereon.

BEING the same property conveyed to Miles C. Frost and wife, Josephine R. Frost, by deed from Jacob L. Schaffer and wife, Alice Jane Schaffer, of record in Book 2959, page 29, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 849 Wren Road,
Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 23 day of January, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Miles C. Frost
MILES C. FROST

Josephine R. Frost
JOSEPHINE R. FROST

03404

IDENTIFICATION

JAN 24 8 50 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Owen William Ferguson
AFFIANT

Subscribed and sworn to before me, this 23rd day of January, 1989.

NOTARY PUBLIC SEAL

Teresa D. Herron
NOTARY PUBLIC

My Commission Expires: 5-16-92

STATE OF TENNESSEE)
COUNTY OF SUMNER)

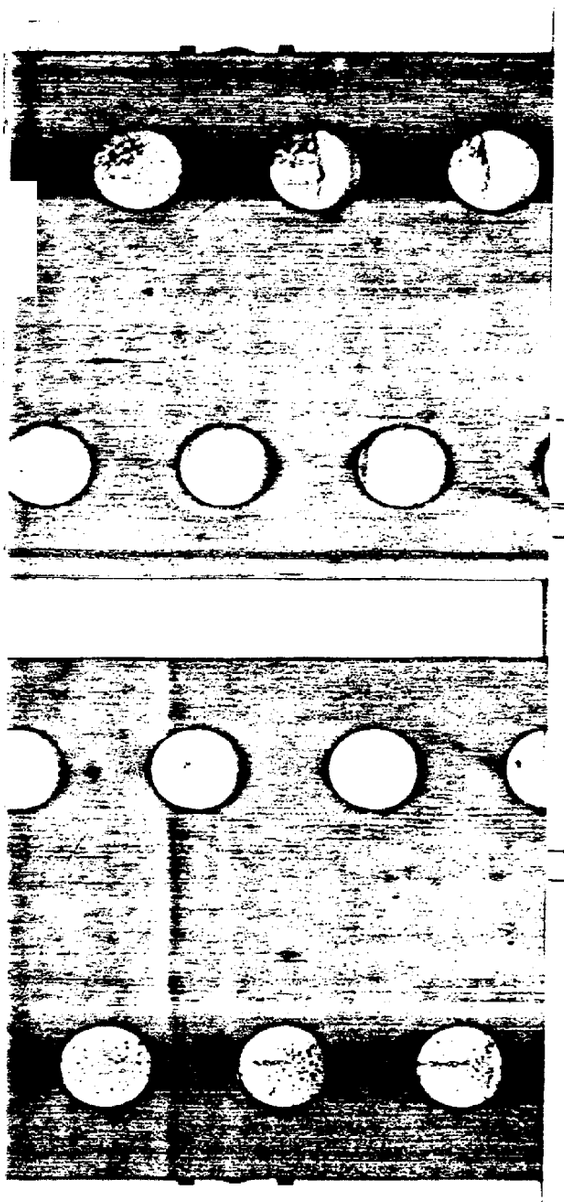
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MILES C. FROST and wife, JOSEPHINE R. FROST, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 23rd day of January, 1989.

NOTARY PUBLIC SEAL

Teresa D. Herron
NOTARY PUBLIC

My Commission Expires: 5-16-92



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

RECEIVED OF _____

FOR _____

BOOK 7756 PAGE 856

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
				CAMT 80000.00
				CON TX 264.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 270.50
				CHECK 270.50
01/24/89	01	08:51	0001	8565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03404

IDENTIF! REFERENCE

JAN 24 8 50 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175190