FILE 41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,931.15

Ray Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Ray Perry et ux (NAME)	Commercial Federal Mortgage Corp (NAME)	11D 70315
737 Madison Blvd (ADDRESS)	2120 South 72nd Street (ADDRESS)	51-1
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Omaha, Nebraska 68124 (CITY) (STATE) (ZIP)	285

FOR AND 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, William T. Ferguson and Karen D. Ferguson, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Perry and Mildred J. Perry, husband and wife,

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. 1 of Block "L" on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William T. Ferguson and wife, Karen D. Ferguson, by deed from Charles C. Hampton, unmarried, of record in Book 7122, page 614, Register's Office for Davidson County, Tennessee.

[illegible] 01 29 0101 08CHECK 151.37

* INCLUDING THE ASSUMPTION AND AGREEMENT to pay the unpaid balance of a certain indebtedness payable to CFS Mortgage Corporation in the original principal sum of $41,050.00, and secured by a Deed of Trust of record in Book 7122, page 617, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions;

This is unimproved ( ) improved (X) property, known as 737 Madison Blvd, Madison, Tennessee 37115
(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 our hand s this 23rd day of January, 19 89

William T Ferguson
William T. Ferguson

Karen D Ferguson
Karen D. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Ferguson and Karen D. Ferguson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 23rd day of January, 19 89

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

0 4 2 3 7

IDENTIFICATION REFERENCE

JAN 26 1 59 PM '89

WARRANTY DEED

FROM

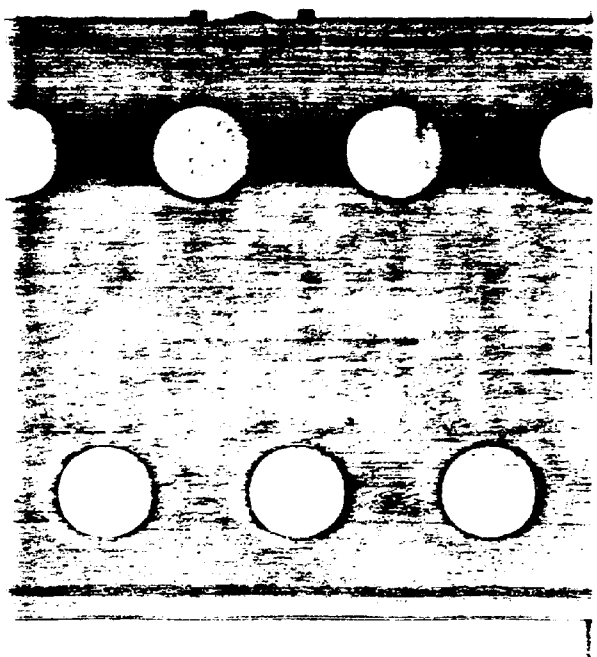
William T. Ferguson and Karen D. Ferguson

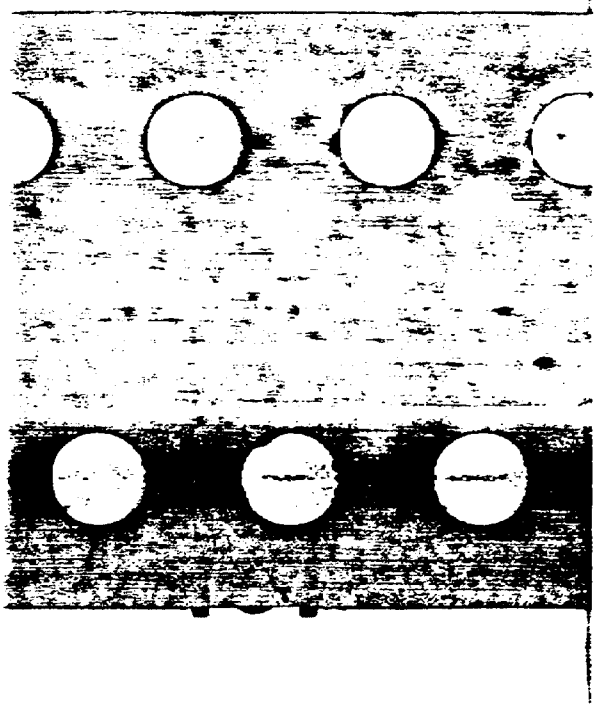
TO

Ray Perry and Mildred J. Perry

RETURN TO:

William D. Castleman, Attorney
101 Cumberland Avenue
Madison, Tennessee 37115





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7759 PAGE 162

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	43931.15
CON TX	144.87
PRFEE	0.50
WDEED	6.00
TOTAL	151.37
CHECK	151.37

01/26/89 01 14:02 0001 9536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04237

IDENTIFICATION REFERENCE

JAN 26 1 59 PM '89

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 176148