THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 7845 PAGE 687

ADDRESS NEW OWNER:

TERRY L. GAMMON
1928 UPLAND DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 072-12-0
PARCEL 296.00

8207 05/22 0101 03CHECK 237.20

SEND TAX BILLS TO:

FIRST UNION MORTGAGE CORP.
P.O. BOX 18109
RALEIGH, NORTH CAROLINA 27619

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00.

Terry L. Gammon
AFFIANT

Subscribed and sworn to me this the 19TH day of MAY, 1989.

Notary Public
My commission expires: 5-14-92

34671

MAY 22 9 11 AM '89

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES O. FERGUSON ET UX, PEGGY HALEY FERGUSON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said TERRY L. GAMMON, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1928 UPLAND DRIVE, NASHVILLE, TN 37216.

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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 19TH day of MAY, 1989.

James O. Ferguson
JAMES O. FERGUSON

Peggy Haley Ferguson
PEGGY HALEY FERGUSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. FERGUSON ET UX, PEGGY HALEY FERGUSON, the within named bargainors, 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 MADISON, Tennessee, on this the 19TH day of MAY, 1989.

Notary Public
notary public

My commission expires: 5-11-92.

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 135 on the plan of Burchwood Gardens, Section Two, of record in Plan Book 2900, page 66, as amended in Book 3102, page 419, Register's Office for said County.

SAID Lot NO. 135 fronts 82 feet on the southeasterly margin of Upland Drive and extends back 134.11 feet on the northeasterly line and 198.1 feet on the southwesterly line to a broken line in the rear, measuring 116.01 feet thereon.

BEING the same property conveyed to James O. Ferguson et ux, Peggy Haley Ferguson, by Warranty Deed from Emily F. Lewis, Widow, of record in Book 5063, page 450, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

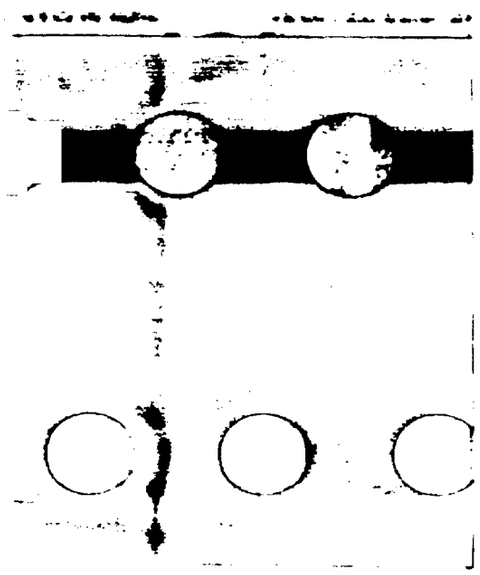
1. Real property taxes for 1989 and all future years.

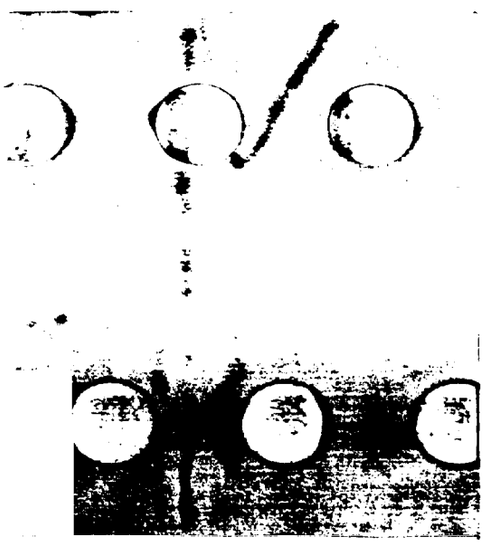
2. Restrictions of record in Book 3000, page 528, Register's Office for Davidson County, Tennessee.

3. Exceptions to Plat of record in Book 2900, page 66, said Register's Office, as amended in Book 3102, page 419, said Register's Office, which include a 70-foot minimum building setback line from Upland Avenue; a 10-foot public utility and drainage easement along the rear lot line and a 2.5 X 30-foot utility anchor easement at the northerly corner of the lot.

4. Amendment to minimum building setback line, which amends the setback line from 70-feet to 60-feet from Upland Drive, of record in Book 3184, page 169, said Register's Office.

EXHIBITS "A" AND "B"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7845 PAGE 690

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 69000.00
				CON TX 227.70
				PRFEE 0.50
				WDEED 9.00
				TOTAL 237.20
				CHECK 237.20
05/22/89	01			09:13 0001 8207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34671

RECEIVED FOR RECORD
May 22 9 11 AM '89
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 211598