39827

This instrument prepared by:
TitleFax, Inc.
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

3389 06/08 0101 03CHECK 204.50

IDENTIFICATION

WARRANTY DEED

JUN 8 4 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

BOOK 7861 PAGE 170

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Alfred Oettinger
Affiant

Subscribed and sworn to before me this 7th day of June, 1989.

Notary Public
My Commission Expires: 3-3-92

Address New Owner:	Send Tax Bills To:	Map/Parcel
Raymond T. Ferguson, et ux. 236 Bonnalynn Drive Hermitage, TN 37076	SAME	75-9-124.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid by RAYMOND T. FERGUSON, JR. and wife, BRENDA C. FERGUSON (hereinafter referred to as "Grantees"), and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, we, ALFRED OETTINGER and wife, JIMMIE N. OETTINGER (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto the said Raymond T. Ferguson, Jr. and wife, Brenda C. Ferguson, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Hermitage Hills, Section 2, revised as of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 226 fronts 85.0 feet on the southwesterly margin of Bonnalynn Drive and runs back between lines measuring 151.6 feet on the northwesterly side and 151.1 feet on the southwesterly side to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Alfred Oettinger and wife, Jimmie N. Oettinger, by deed from Kenneth Gene Kennedy and wife, Vicki Dawn Kennedy, of record in Book 4189, page 858, said Register's Office.

This is improved property known as 236 Bonnalynn Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantees, their 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 7th day of June, 1989.

Alfred Oettinger
ALFRED OETTINGER

Jimmie N. Oettinger
JIMMIE N. OETTINGER

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

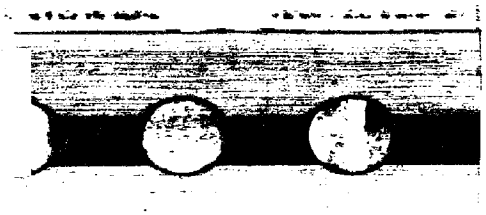
BOOK 7861 PAGE 171

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Alfred Oettinger and wife, Jimmie N. Oettinger, 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.

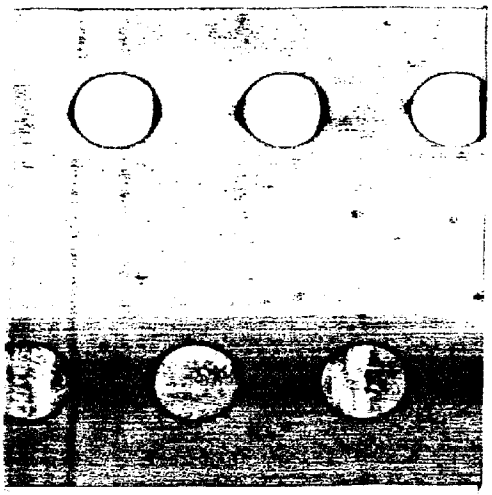
Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1989.

William White Lynn Jr.
Notary Public
My Commission Expires: 3-3-92

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 172

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	60000.00
CON TX	198.00
PRFEE	0.50
WDEED	6.00
TOTAL	204.50
CHECK	204.50

06/08/89 01 16:09 0001 3389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

398.27

IDENTIFICATION REFERENCE

JUN 8 4 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217736