THIS INSTRUMENT PREPARED BY: G. WAYNE DETRING, Attorney Mail
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
BERT FERGUSON, d/b/a FERGUSON & MERCER 4008 Hutson Ave Nashville TN 37207	SAME	61-10;3 61-10 217

BOOK 8002 PAGE 934

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, BRIAN L. CRANE and wife, JANET L. CRANE, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said BERT FERGUSON, d/b/a FERGUSON & MERCER, 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. Nos. 1 and 2 on the plan of Goodwin Subdivision, of record in Book 5190, page 683, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to BRIAN L. CRANE and CEILE H. CRANE by deeds of record at Book 7090, page 96 and Book 7090, page 104, Register's Office of Davidson County, Tennessee, and a part of the same property conveyed to BRIAN L. CRANE by deed of record at Book 7641, page 335, said Register's Office.

JANET L. CRANE joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This is improved property, known as: 4008 Hutson Avenue
4010 Hutson Avenue
Nashville, TN 37207

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 1 day of December, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

88528

IDENTIF. TREFERENCE

Dec 12 8 20 AM '89

DAVIDSON COUNTY TN.

Brian L. Crane
BRIAN L. CRANE

Janet L. Crane
JANET L. CRANE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

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

Bert C. Ferguson
AFFIANT

My commission expires: [illegible]

Subscribed and sworn to before me, this 12 day of December, 1989.

Candy Fencik
NOTARY PUBLIC

My Commission Expires: 10/25/93

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

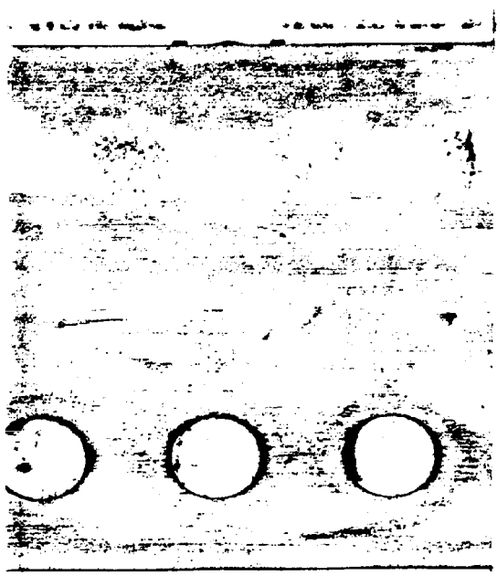
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Brian L. Crane and wife, Janet L. Crane, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed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

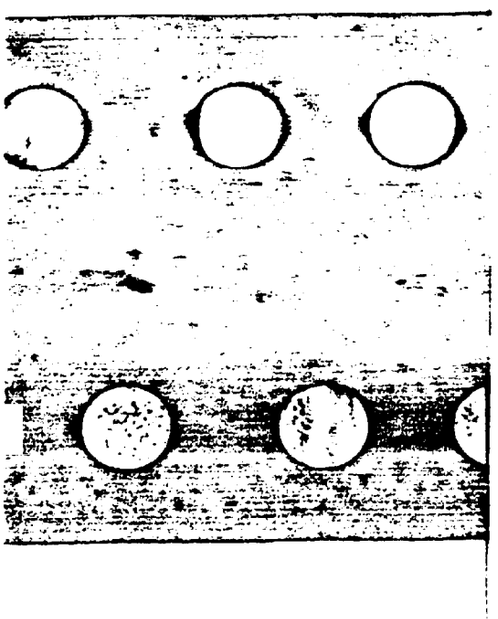
Witness my hand and seal at office in Hendersonville, Tennessee, this 1 day of December, 1989.

Candy Fencik
NOTARY PUBLIC

My Commission Expires: 10/25/93

3741 12/12 0101 03CHECK 271.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8002 PAGE 936

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 80000.00
				CON TX 264.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 271.00
				CHECK 271.00
12/12/89	01	08:18	0001	3741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88528

IDENTIF. REFERENCE

DEC 12 8 20 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274694