BOOK 8073 PAGE 498

Beg 28

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: March 16, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Atty. Attorneys Title Co. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
RON WALL (NAME)	RON WALL (NAME)	6-44
971 Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	971 Springfield Highway (STREET ADDRESS)	6-69
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN 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, RUBY FERGUSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RON WALL AND WIFE, ALISA JONES WALL

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:

TRACT I:
Land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Wayne A. Cooper, Sr., Surveyor, on August 15, 1969, as follows:

Beginning at a spike in the center of Happy Hollow Road, the same being the southeast corner of this tract; thence South 62 deg. 30' West 342 feet to an iron pin in fence line; thence South 77 deg. West 304 feet to an iron pin in fence; thence North 15 deg. 30' West 166 feet to an iron pin; thence North 59 deg. 12' East 95 feet to an iron pin near a corner of a barn; thence North 78 deg. 51' East 56.4 feet to an iron pin; thence North 63 deg. 30' East 382 feet to a spike in the center of the road, the same being South 54 deg. East 100 feet from a spike in the road, the original northeast corner of a 33 acre tract; thence with the center of the road as follows: South 41 deg. 15' East 100 feet to a spike in the road, South 49 deg. 30' east 100 feet to a spike in the center of the road; thence South 43 deg. 30' East 37 feet to the point of beginning.

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as _____
(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 my hand this 26th day of March, 19 90

Ruby Ferguson
RUBY FERGUSON

BOOK 8073 PAGE 499

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Ferguson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 1990.

Commission Expires March 11, 1991

Jo Ann Smith Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

Being the same property conveyed to Ruby Ferguson by deed from Jean Ferguson, of record in Book 4359, page 703, said Register's Office for Davidson County, Tennessee.

TRACT II:
Land in the 10th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne A. Cooper, Sr., Surveyor, on August 15, 1969, as follows:

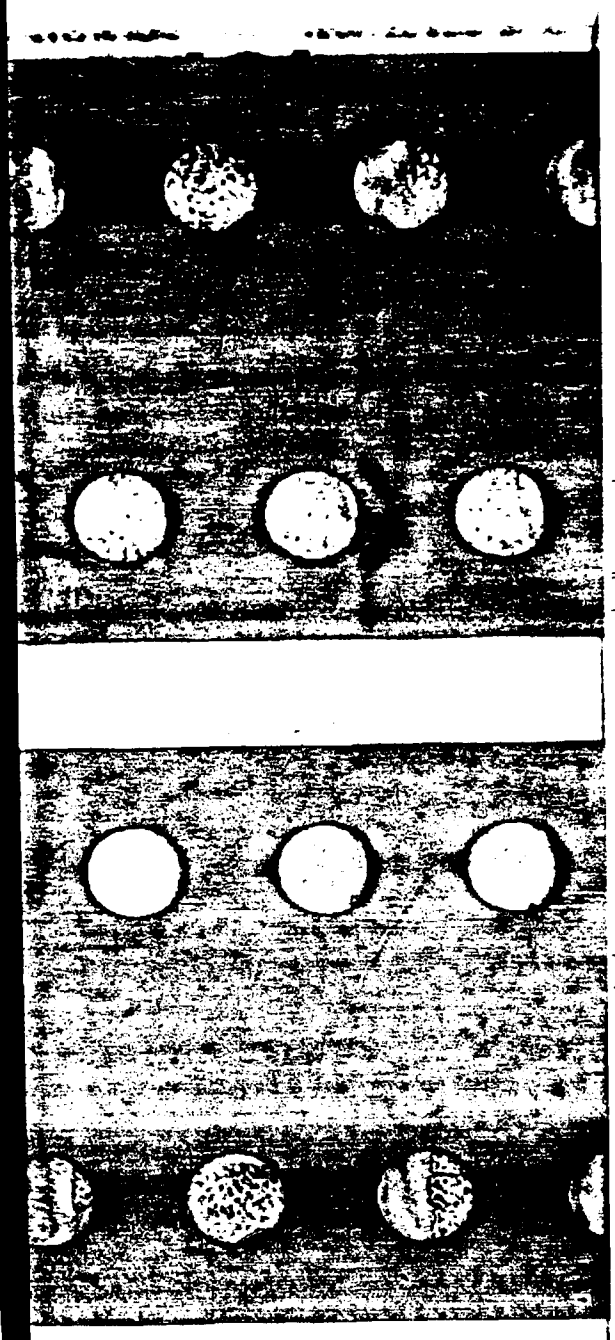
Beginning at a spike in the original northeast corner of a 33 acre tract and Happy Hollow Road; thence following the center of Happy Hollow Road, South 54 deg. East 100 feet to a point and corner to Jean Ferguson property; thence South 63 deg. 30' West 382 feet to an iron pin; thence South 78 deg. 51' West 56.4 feet to an iron pin; thence South 59 deg. 12' West 95 feet to an iron pin; thence South 15 deg. 30' East 166 feet to an iron pin; thence South 77 deg. West 365 feet to an iron pin in a fence corner; thence North 45 deg. East 133.18 feet to an iron pin; thence North 5 deg. East 214 feet to an iron pin; thence North 74 deg. East 384 feet to an iron pin in fence; thence North 63 deg. 30' East 250 feet to the point of beginning.

Being the same property conveyed to Ruby Ferguson, by deed from Jean Ferguson, of record in Book 4494, page 876, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Lack of ingress and egress to and from subject property.

13874
IDENTIF. TREFERENCE
MAR 27 2 20 PM '90
DAVIDSON COUNTY TN.
8073 03/27 0101 03CHECK 153.55



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

RECEIVED OF _____

FOR _____

BOOK 8073 PAGE 501

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 43500.00
CON TX 143.55
PRFEE 1.00
WDEED 9.00
TOTAL 153.55
CHECK 153.55

03/27/90 01 14:19 0001 6073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1387

IDENTIF. REFERENCE

MAR 27 2 20 PM '90

DAVIDSON COUNTY

No. 304495