Box 51

WARRANTY DEED BOOK 8092 PAGE 316

THIS INSTRUMENT PREPARED BY:
RETURN TO:
TITLEFAX, INC. (BOX 51)
611 Commerce Street, Suite 2909
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO
William W. Ferguson, Jr. Cynthia Lynn Higdon 1005 Fitzpatrick Road Donelson,Tennessee 37214	America's Mortgage Co. P.O. Box 6548 Springfield,Il. 62708	108-4-197 3D-92197

For and consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARK P. LINDISCH, hereinafter called the GRANTOR, have bargained and sold, and by these presents do hereby transfer, sell and convey unto WILLIAM W. FERGUSON, JR. and CYNTHIA LYNN HIGDON as JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: TO-WIT:

BEING LOT NUMBER 395 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mark P. Lindisch by Quitclaim Deed from Lori S. Lindisch of record in Book 7897, page 310, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Mark P. Lindisch and wife, Lori S. Lindisch by deed from Frank Batson Quality Homes of record in Book 7782, page 164, Register's Office for Davidson County, Tennessee.

The said Lori S. Lindisch hereby joins in this conveyance to convey her marital interest, if any.

AS part of the consideration, GRANTEES herein assume the outstanding principal balance as evidenced by a certain Deed of Trust Note and secured by a Deed of Trust of record in Book 7782, page 167, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1005 FITZPATRICK ROAD, DONELSON, TENNESSEE, 37214

To have and to hold 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. 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 14th day of April, 1990

MARK P. LINDISCH

LORI S. LINDISCH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ruth M. Foran, Notary Public in and for said County and State, the within named Mark P. Lindisch and wife, Lori S. Lindisch, the bargainors, 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 14th day of April, 1990.

MY COMMISIION EXPIRES: July 13, 1991

NOTARY PUBLIC Ruth M. Foran

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,163.63

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF April, 1990.

NOTARY PUBLIC Ruth M. Foran

MY COMMISSION EXPIRES: July 13, 1991

2954 04/20 0101 03CHECK 354.16

2 U 3 4 3

IDENTIF. REFERENCE

APR 20 9 56 AM '90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8092 PAGE 318

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 105163.63
CON TX 347.16
PRFEE 1.00
WDEED 6.00
TOTAL 354.16
CHECK 354.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/90 01 09:54 0001 2954

2 U 3 4 3

IDENTIF. REFERENCE

APR 20 9 56 AM '90

DAVIDSON COUNTY

No. 312949