THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

mail

BOOK 8100 PAGE 315

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SERENA V. FERGUSON	CITIZENS & SOUTHERN MORTGAGE	MAP 117-08
(NAME)	(NAME)	
1521 Ferguson Avenue	P.O. Box 656	PARCEL 145
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Tucker, Georgia 30085-0656	24W 14245
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100---------- *Dollars,*

MAY 2 9 06 AM '90 DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 2 3 2 3 7.

GERRY E. SNODDY

have this day bargained and sold, and do hereby transfer and convey unto the said SERENA V. FERGUSON, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 170 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 170 fronts 60.0 feet on the southerly side of Ferguson Avenue and extends back between parallel lines, a distance of 140.0 feet, to an alley.

BEING the same property conveyed to Gerry E. Snoddy by deed from Eleanor McElroy, unmarried, of record in Book 7415, page 971, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Lainie J. Osburnsen-Snoddy, of record in Book 7991, page 405, Register's Office for Davidson County, Tennessee.

Lori C. Snoddy, spouse of Gerry E. Snoddy, joins in this conveyance to convey any interest she may have in the property, particularly any marital interest.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me this the 27th *day of* April *19* 90

My commission expires January 23, 1994 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC A. WATTS AT LAW STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 1521 Ferguson Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address (City or Town)

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 27th *day of* April *19* 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GERRY E. SNODDY

LORI C. SNODDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* GERRY E. SNODDY and wife, LORI C. SNODDY

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

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* April, *19* 90.

Commission expires January 23, 1994

Mitchell A. Watts
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

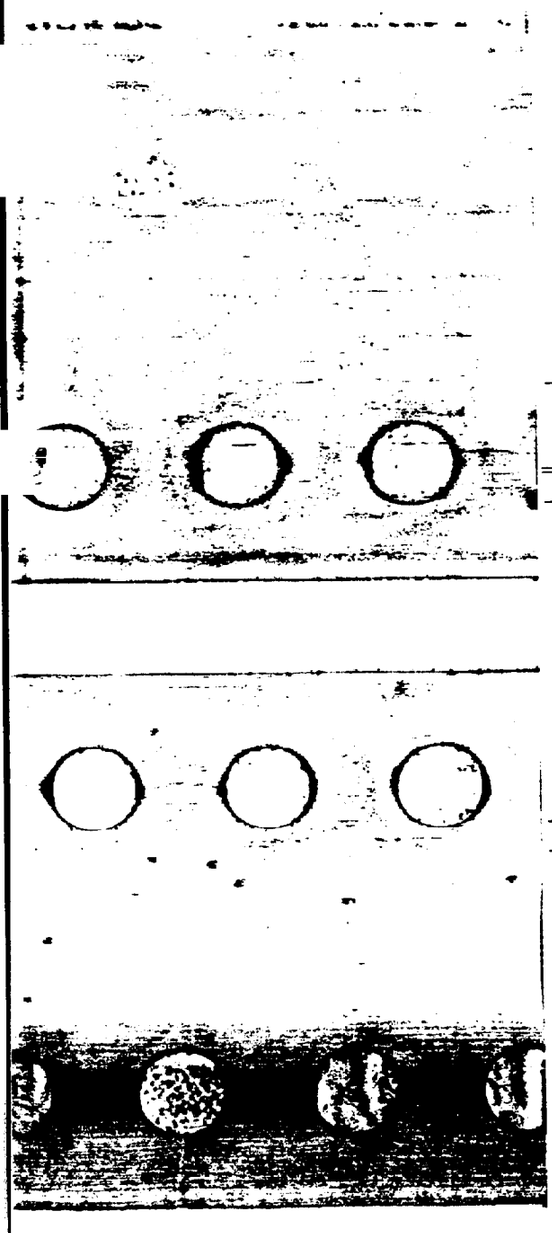
FROM

GERRY E. SNODDY

TO

SERENA V. FERGUSON, unmarried

7948 05/02 0101 03CHECK 452.50



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

RECEIVED OF _____

FOR _____

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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	
				135000.00
			CON TX	445.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	452.50
			CHECK	452.50
05/02/90		01	09:07 0001	7948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.3237.

IDENTIFICATION REFERENCE

MAY 2 9 06 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315444