Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 8149 PAGE 886

FROM James D. Ferguson & Susan K. Ferguson **FROM** Joanie Abernathy

AND

TO Joanie Abernathy **TO** James D. Ferguson

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Ferguson (NAME)	same (NAME)	66
1001 Due West Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	28
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

UNDERHILL, ABERNATHY & STEILING
607 Due West Bldg.
Madison, TN 37115

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 0 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1990.

Notary Public

MY COMMISSION EXPIRES: 5-30-97

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple title pursuant to Final Decree of Divorce bearing No. 89D-2267

We, James D. Ferguson & Susan K. Ferguson

by these presents do hereby quitclaim and convey unto Joanie Abernathy, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEGINNING at a stake in the southwesterly right-of-way of Tennessee Central Railroad, 50 feet from its center line, northeast corner of small tract sold to Dan McCuiston, formerly a part of his tract, thence with said Railroad right-of-way, South 71 deg. East 433 feet to a stake in said right-of-way, thence at right angles, South 19 deg. West passing an elm tree, in all 91 feet to a stake on the edge of the Cumberland River, thence down Cumberland River at water's edge, North 7-½ deg. West 434 feet to a stake, McCuiston's Southeast corner; thence with McCuiston's East line, North 19 deg. East about 120 feet to the beginning.

BEING the same property conveyed to Timothy Wayne Ferguson, by deed from James Craig, et ux, Alice Craig, of record in Book 6126, Page 289, Register's Office for Davidson County, Tennessee.

SHIRLEY FAYE FERGUSON, wift of the said Timothy Wayne Ferguson, joins in this conveyance for the express purpose of conveying any marital right she may have now or in the future.

(SEE ATTACHED SHEET)

This is { unimproved / improved } property, known as Hydes Ferry Pike (House Number) (Street) Nashville TN 37218 (P. O. Address: City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Joanie Abernathy, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James Ferguson

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of March, 1990.

Susan K. Ferguson

James Ferguson

Joanie Abernathy

Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeanne F. Glover, a Notary Public in and for said County and State, the within named, Susan K. Ferguson, the Bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of March, 1990

Jeanne F. Glover
Notary Public.

My commission expires: 5/20/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeanne F. Glover, a Notary Public in and for said County and State, the within named Joanie Abernathy, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of March, 1990

Jeanne F. Glover
Notary Public.

My commission expires: 5/20/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appered before me, Leathelia K. Fernandez a Notary Public in and for said County and State, the within named James Ferguson, , , the bargainor, with whom I am personally acquainted, and who acknowledged that he, executed the within instrument for the purposes therin contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of April, 1990.

Leathelia K. Fernandez
NOTARY PUBLIC

My Commission Expires: 5/20/92

Being the same property conveyed to James D. Ferguson by deed from Timothy Wayne Ferguson, of record in Book 6126, Page 291, Register's office for Davidson County, Tennessee.

40479

IDENTIFICATION REFERENCE

JUL 11 9 31 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8870 07/11 0101 03CHECK 9.00