Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 8149 PAGE 889

FROM

James D. Ferguson & Susan K. Ferguson

AND

Joanie Abernathy

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)	51-1
1001 Due West Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	44
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, 19 90

Notary Public

MY COMMISSION EXPIRES: 5/26/1992

(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 Docket 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:

Lot #73 on the unrecorded map of Due West Valley Acres, described according to a preliminary plan of the said subdivision made by Hal R. Swann, Jr. surveyor, December 6th, 1958; the said lot fronting 100 feet on Due West Avenue and running back to adead line measuring 117.36 feet at the rear; being the remainder of the property conveyed to W.D. Ferguson and wife Ann R. Ferguson from Orris Lee Timmons Jr. and wife by deed dated December 22nd, 1958, and rec0rded at page 433 of Book 2859 in the Register's Office of Davidson County, Tennessee;

Being the same property conveyed to James D. Ferguson from W.D.Ferguson and wife Ann R. Ferguson by deed dated April 16, 1987, and recorded at page 625 of Book 7566 in the Register's Office for Davidson County, Tennessee;

This is { unimproved / improved } property, known as Due West Valley Acres, Madison, TN 37115 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

[redacted]

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 D. 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

Trustee.

8871 07/11 0101 03CHECK 6.00

40480

IDENTIFICATION REFERENCE

FILED APR 11 9 31 AM '90

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, August F. Glover, a Notary Public in and for said County and State, the within named, Susan K. Ferguson, the Bargainors, 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

August F. Glover
Notary Public.

My commission expires: 5/20/92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, August 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

August F. Glover
Notary Public.

My commission expires: 5/20/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen K Kennedy, a Notary Public in and said County and State, the within named James D. Ferguson, the bargainor, with whom I am personally acquanted, and who acknowledged that he, executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My commission expires: 5/20/92