BOOK 8268 PAGE 395 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

******SPECIAL Warranty Deed*******

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
William Brownlee Ferguson, IV and wife (NAME)	Sears Mortgage Corporation (NAME)	130-7-65
711 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	BM-01815
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Riverwoods, Ill 60015 (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~~ Union Planters National Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Brownlee Ferguson, IV and wife, Marie Louise Ferguson

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:

Being the northerly part of Lot No. 186 on the plan of Re-Subdivision Parts of Royal Oaks, as of record at Book 421, pages 102 and 103, as revised at Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and described as follows:

Said northerly part of said Lot fronts 101 feet on the westerly margin of Lynwood Boulevard and extends back 275 feet on the northerly line and 277 feet, more or less, on the southerly line to a dead line in the rear on which it measures 100 feet.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8195, page 281, said Register's Office.

This conveyance is subject to 1991 property taxes, limitations as may be shown on the plans at Book 421, pages 102 and 103 and Book 974, pages 3 and 4 and a sewer easement at Book 4261, page 211 said Register's Office.

Notwithstanding any warranty provisions to the contrary herein, the Grantor's warranties are limited to the acts of the Grantor while in title to the described property.

2235 01/03 0101 03CHECK 435.67

IMproved

unimproved ( ) This is improved (X) property, known as 711 Lynwood Blvd., Nashville, TN 37205
(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. The corporate grantor having its duly authorized officer sign the name of the corporation.

Witness its hand this 2nd day of January, 19 91

Union Planters National Bank

By: H. Blanie Strickland III, Vice Pres.

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STATE OF TENNESSEE }
Davidson County }

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

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

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Marbut Glenn Gaston Jr a Notary Public in and for the State and County aforesaid, personally appeared H. Blain Strock III

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 Vice President of the Union Planters National Bank a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 1991.

Marbut Glenn Gaston Jr Notary Public

Commission Expires 3-3-92

SPECIAL
WARRANTY DEED

FROM

Union Planters National Bank

TO

William Brownlee Ferguson, IV
and wife
Marie Louise Ferguson

IDENTIF. REFERENCE

JAN 3 11 09 AM '91

FELIX Z. ... CLERK
DAVIDSON COUNTY TN.

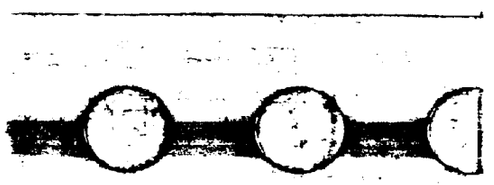
AZR 210097

ATTORNEYS TITLE™ A Minnesota Title Company

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

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8268 PAGE 397

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 129900.00
CON TX 428.67
PRFEE 1.00
WDEED 6.00
TOTAL 435.67
CHECK 435.67

01/03/91 01 11:08 0001 2235

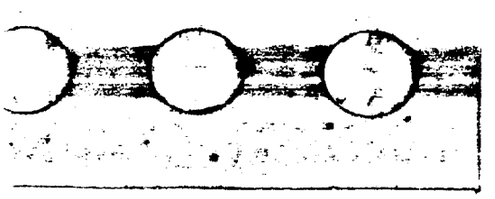
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83216

IDENTIF. REFERENCE

JAN 3 11 09 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.



No. 386147