BOX # 33

276254CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Glenda V. Oneal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES: January 23, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cannon and Lackey, Attorneys, 344 Fourth Avenue North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Development	EXEMPT	MAP 82-9
(NAME) and Housing Agency	(NAME)	
P.O. Box 846		PARCEL 28
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charlie L. Ferguson and Alice F. Ferguson Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Development and Housing Agency

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.

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 25 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office for said County.

Said 33 1/3 feet fronts on the easterly side of Seventh Avenue, North, and extends back between parallel lines 172 feet to an alley in the rear.

Being the same property conveyed to Charlie L. Ferguson and wife, Alice F. Ferguson by deed from Harry Diamond and wife, Ida Diamond of record in Book 5115, page 182, said Register's Office.

The said Charlie L. Ferguson and Alice F. Ferguson having since divorced and property now being vested in Charlie L. Ferguson and Alice F. Ferguson as Tenants in Common pursuant to Divorce Decree filed February 12, 1900 in Book 167C, page 2032, Office of the Fourth Cirvuit Court for Davidson County, Tennessee.

Alice F. Ferguson, Alice Faye Ferguson, and Alice F. Ferguson Smith are one and the same person.

3764 01/08 0101 03CHECK 6.00

This is unimproved ( ) improved (X) property, known as 1316 7th Avenue North, Nashville, Tennessee
(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.

Witness our hand s this 7th day of January, 19 91

Charlie L. Ferguson

Alice F. Ferguson Smith

Alice F. Ferguson Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie L. Ferguson and Alice F. Ferguson Smith

the bargainor S, 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 7th day of January, 19 91

Commission expires January 23, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

his oath / himself

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Charlie L. Ferguson and Alice F. Ferguson Smith

TO
Metropolitan Development and Housing Agency

RETURN TO:

Cannon and Lackey, Attorneys
344 Fourth Avenue North
Nashville, TN 37219

8 4 6 0 3

IDENTIF. REFERENCE

JAN 8 3 16 PM '91

FELIX ... DAVIDSON COUNTY TN.