QUITCLAIM DEED

Bk 22 BOOK 8288 PAGE 659

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ - 0 -

Donna N. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 19 91

Sandra C Nuckles
Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
HELEN B. FERGUESON	SAME	112-0-22
(NAME)	(NAME)	
301 HOMESTEAD RD		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37207		
(CITY) (STATE) (P.O.ZIP)	(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~~ I, CATHERINE J. FERGUESON, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN B. FERGUESON, a Widow, Trustee

Right, Title, and Interest Of

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, and being more particularly described in a Deed of record in Book 965, page 225, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING in the center of the New Charlotte Road; thence North 51 degrees West 58 poles to a stake, 1/2 pole westerly from a red oak stump with several small sprouts marked as pointers on a ridge of J. D. Gourley's corner; thence with his line, South 74 degrees West 24 poles to a stake with a small Sassafras marked as a pointer his corner on North hillside near top; thence South 36 degrees West 30 poles to a stake with red oak pointer on a Southwest hillside, his corner; thence South 35 degrees East 76-1/3 poles to a stake in center of said Charlotte Road, his corner; thence with same, North 38 degrees East 70-2/5 poles to the point of BEGINNING, containing 26-1/4 acres, more or less.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED from this conveyance is the following:

LAND in Davidson County, Tennessee, and being more particularly described according to a survey made by David Bundren, Tennessee License No. 1517, Campbell Surveying Co., Inc., 2424 21st Avenue, South, Suite 201, Nashville, Tennessee 37212, dated December 13, 1989, as follows:

BEGINNING at an iron pin on the northerly margin of Old Charlotte Pike, said point being 0.1 mile Southwest of Old Charlotte Road Church of Christ ***

unimproved ( )
This is improved ( ) property, know as OLD CHARLOTTE ROAD, PEGRAM, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

[illegible] and the undersigned do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise noted herein, and that they will warrant and forever defend the said title to the same against the lawful claims of all persons whomsoever, except as aforesaid. 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 her hand this 6TH day of FEBRUARY, 19 91

Catherine J. Ferguson
CATHERINE J. FERGUESON, by Catherine J. Richards
by CATHERINE J. RICHARDS,
ATTORNEY-IN-FACT

SOURCE OF DESCRIPTION: Information Furnished By The Parties

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sandra C Vaughan, a Notary Public in and for said County and State, the within named Catherine J. Fergueson by Catherine J. Richards, Attorney in fact the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1994.

Commission expires 5-22-93

Sandra C. Vaughan
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

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WARRANTY DEED

FROM
CATHERINE J. FERGUESON, a Widow

TO
Helen B. Fergueson, a Widow

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

*** and 0.35 mile Southwest of Manning Hollow Road; thence with the northerly margin of Old Charlotte Pike, South 38 degrees 00 minutes 00 seconds West 235.00 feet; thence leaving the northerly margin of Old Charlotte Pike, North 52 degrees 00 minutes 00 seconds West 926.81 feet, North 38 degrees 00 minutes 00 seconds East 235.00 feet, South 52 degrees 00 minutes 00 seconds East 926.81 feet to the point of BEGINNING, containing 5.00 acres, more or less.

BEING part of the same property conveyed to David S. Fergueson and wife, Catherine J. Fergueson, by deed from J. D. Gourley and wife, Bessie Gourley, of record in Book 965, page 225, Register's Office for Davidson County, Tennessee. The said David S. Fergueson has since died and is survived by wife, Catherine J. Fergueson.

This instrument is executed on behalf of Catherine J. Fergueson, by Catherine J. Richards, as her Attorney-in-Fact, pursuant to a Power of Attorney, which is being placed of record with this instrument.

QUITCLAIM DEED
From: Catherine J. Fergueson
To: Helen B. Fergueson, a Widow, Trustee
PAGE THREE
February 6, 1991

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

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 Catherine J. Richards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Catherine J. Fergueson, as her Attorney-in-Fact, as the free act and deed of the within named Catherine J. Fergueson.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of FEBRUARY, 1991.

My Commission Expires:

5-22-93

Sandra C. Vaughan
NOTARY PUBLIC

9 1 1 U 7

IDENTIF. REFERENCE

FEB 6 4 21 PM '91

DAVIDSON COUNTY TN.

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