BOOK 8436 PAGE 715

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 91

Notary Public

MY COMMISSION EXPIRES: March 22, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 503-B Enon Springs Road, Ste.103, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline Ferguson (NAME)	(NAME)	MAP-116
102 Nichols Court (ADDRESS)	SAME (ADDRESS)	GROUP 3E
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL-2.00C

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, James H. Sherrod, Jr. and Robert J. Deal, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline Ferguson, unmarried

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 Unit No. 2, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6087, page 444, Register's Office for Davidson County, Tennessee, as corrected by instrument of record in Book 6096, page 20, said Register's Office, together with the undivided percentage interest in common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat of Nichols Court, of record in Book 5200, page 457, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James H. Sherrod, Jr. and Robert J. Deal by deed from Marcia E. Downs, unmarried of record in Deed Book 7882, Page 651, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

4472.25

SEP 5 2 03 PM '91

8277 09/05 0101 03CHECK 528.70

unimproved ( )
This is improved (X) property, known as 102 Nichols Court, Nashville, Tennessee 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.

Witness our hand s this 29th day of August, 19 91

James H. Sherrod, Jr.

Robert J. Deal

1987N01W 12/88 First Data Systems, Inc. 1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Sherrod, Jr. and Robert J. Deal, both unmarried

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 Smyrna, Tennessee, this 29th day of August, 19 91.

Commission expires March 27, 1993

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

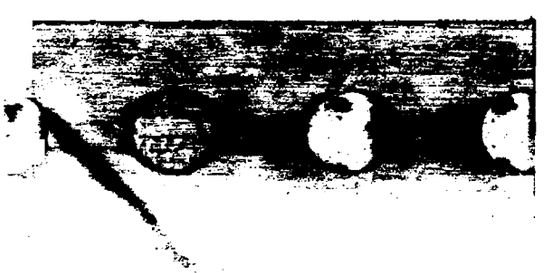
James H. Sherrod, Jr. and Robert J. Deal

TO

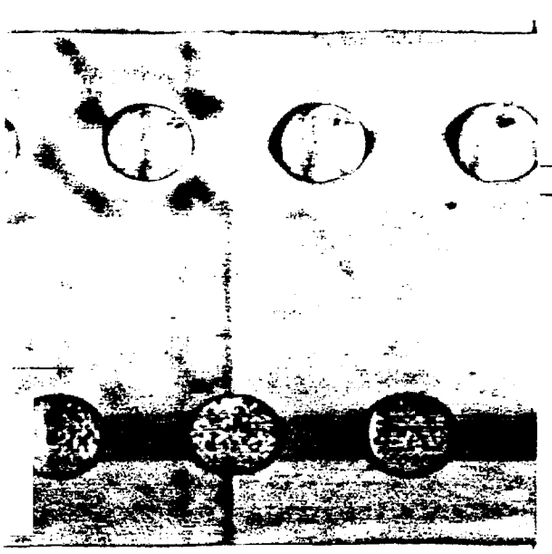
Jacqueline Ferguson

RETURN TO:

SECURITY ESCROW & TITLE CO.
503-B Enon Springs Road, Ste.103
Smyrna, TN 37167







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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 141000.00
CON TX 521.70
PRFEE 1.00
WDEED 6.00
TOTAL 528.70
CHECK 528.70

09/05/91 01 14:05 0001 8277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4472

SEP 5 2 03 PM '91

No. 456557