File 10757 File Box 38

WARRANTY DEED

BOOK 8608 PAGE 560

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite 220, 4301 Hillsboro Rd.
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prime Properties (NAME)	NEW OWNERS (NAME)	Map 104-14-F
4301 Hillsboro Rd., Suite 225 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA92798

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, KATHLEEN MARY FERGUSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY C. MCCALL, d/b/a WOODLAWN COURT CONDOMINIUM

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 3 on the Plan of Woodlawn Court Condominiums of record in Plat Book 6900, page 862, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condomiumiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, said Register's Office.

Being the same property conveyed to Kathleen Mary Ferguson, a single person by deed from James R. ("Hap") Hewgley, Trustee, of record in Book 8211, page 905, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes which have been prorated and assumed by the Buyer; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 7792, page 360; (3) Charter of Incorporation of Woodlawn Court Condominium Association, of record in Book 7794, page 952 amended in Book 8237, page 335; (4) Storm Water Detention Agreement of record in Book 7264, page 166; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 862 and 863, Register's Office for said County.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 5, 1990, in the original principal sum of $ 123500.00, payable to James R. ("Hap") Hewgley in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 8211, page 908, said Register's Office. Said Deed of trust having been assigned to First American National Bank by instrument of record in Book 8211, page 916, said Register's Office.

3388 04/23 0101 03CHECK 475.05

This is improved (XX) unimproved ( ) property, known as 2842 Woodlawn Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of April, 19 92

Kathleen Mary Ferguson
KATHLEEN MARY FERGUSON

BOOK 8608 PAGE 561

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN MARY FERGUSON

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of April, 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

04210

IDENTIF. REFERENCE

APR 23 11 06 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 92.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

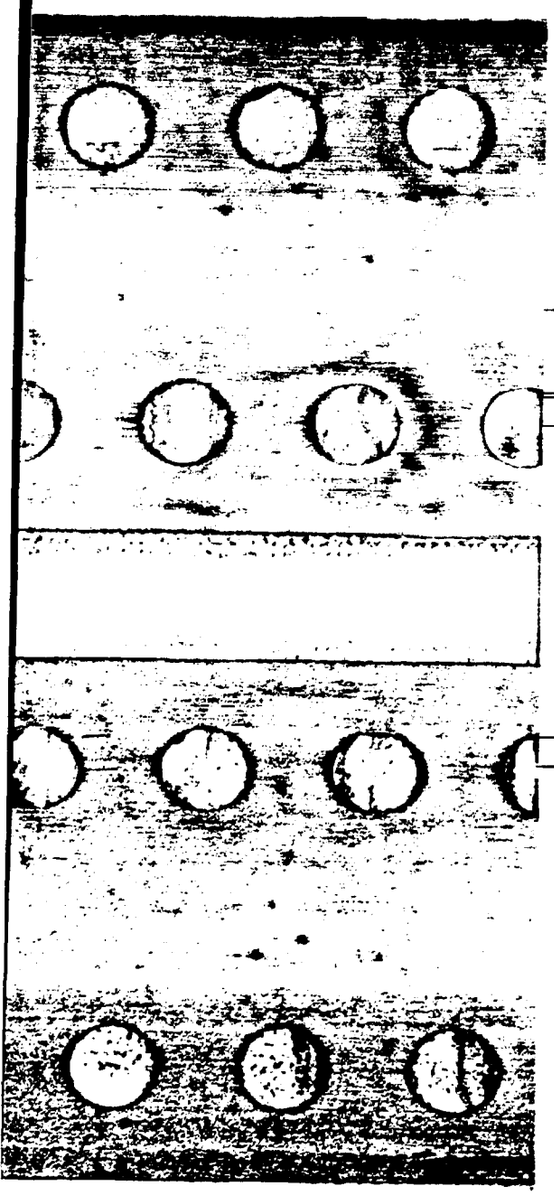
WARRANTY DEED

FROM KATHLEEN MARY FERGUSON

TO HENRY C. MCCALL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

BOOK 8608 PAGE 562

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 126500.00
CON TX 468.05
PRFEE 1.00
WDEED 6.00
TOTAL 475.05
CHECK 475.05

04/23/92 01 11:07 0001 3388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421 IDENTIF. REFERENCE

APR 23 11 06 AM '92

FELIX Z. WILSON II
DAVIDSON COUNTY, TN.

No. 524202