FORM NO. WD-1

BOOK 8646 PAGE 265

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May 1992

_____ Notary Public

MY COMMISSION EXPIRES: 9/27/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dan R. Alexander, Attorney at Law, 2016 8th Avenue South Nashville, Tenn. 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Terry Eugene Ferguson, Sr. Connie Elaine Mangrum (NAME)	SAME (NAME)	91-16
4008 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par 335
Nashville, Tennessee 37209 (CITY) (STATE) (P.O. ZIP)	Same (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 Mildred Tucker Martin Gentry joined by her now Husband, W.B. Gentry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Eugene Ferguson, Sr. and Connie Elaine Mangrum

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 Lot No. 32 in the Subdivision of the P.S. Stump, deceased, lands a plan of which is of record in Book 2, Page 74 of the Chancery Court of Nashville, Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the North Side of Nevada, formerly Third Avenue and runs back in a northerly direction between parallel lines, 150 feet to a 20 foot alley in the rear.

Being the same property conveyed by F.W. Horn and wife, to B.A. Tucker, by deed of record in Book 581, page 213 of the Register's Office for Davidson County,Tennessee.

The said B.A. Tucker died in May 1934 and under his Will which is of record in Will Book 71, Page 395 of the Probate (County) Court for said County, the above property was devised to his widow, Sara Annette Tucker.

Said Sara Annette Tucker is now deceased and she left as her only heirs at law, one daughter, Mary Louise Tucker, the grantor in the chain of title and a granddaughter and a grandson, Charles W. Tucker, Jr. and Mildred Tucker Martin, grantees of title.

Being the same property conveyed to Charles W. Tucker Jr.and Mildred Tucker Martin by Warranty Deed from Mary Louise Tucker in Book 1681, page 11 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Charles Wilson Tucker, Jr. and wife Quxie Mae Tucker and Beatrice Tucker, wife of Charles Wilson Tucker Sr. by Warranty Deed of record in Book 5967 Page 66 of the Register's Office of Davidson County, Tennessee

unimproved ( ) This is improved (X) property, known as 4008 Nevada Avenue Nashville, Tennessee 37209
(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 my hand 23 this May day of May, 19 92

Mildred Tucker Martin Gentry
Mildred Tucker Martin Gentry

W B Gentry
W. B. Gentry

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. Gregory Zmich, a Notary Public in and for said County and State, the within named Mildred Tucker Martin Gentry and W. B. Gentry

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

Witness my hand and official seal at Nashville Davidson Co, Tennessee, this ____ day of May

Commission Expires 9-12-94

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

I 7 4 3 9

IDENTIF. REFERENCE

JUN 8 11 11 AM '92

FEE $ _____
DAVIDSON COUNTY TN.

PICK-UP

99.50 CHECK TOTO 80/90 4606

WARRANTY DEED

FROM
Mildred Tucker Martin Gentry joined by W.B. Gentry as Husband

TO
Terry Eugene Ferguson, Sr. and Connie Elaine Mangrum

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 _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 99.50
				CHECK 99.50
		06/08/92	01	11:08 0001 9094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17439

IDENTIF. REFERENCE

JUN 8 11 11 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 538872