47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 92

Notary Public

MY COMMISSION EXPIRES: 11-25-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira D. Smith	Same as New Owner	
(NAME)	(NAME)	
1419 Forrest Avenue		Map 83-9
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		Par- 364
(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, Daisy Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira D. Smith and wife, Margaret R. Smith

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 Lot No. 54 on the Map of the Subdivision of the A.V.S. Lindsley 29 acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Woodrow O. Ferguson and wife, Daisy Ferguson by deed from Josephine Palmer Wade and husband, Alton D. Wade, of record in Book 1494, page 443, Register's Office for Davidson County, Tennessee.
The said Woodrow O. Ferguson having since died.

38401

IDENTIFICATION REFERENCE

AUG 21 8 39 AM '92

R. Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1419 Forrest Avenue, Nashville, TN 37206
(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 this 3rd day of August, 19 92

Daisy Ferguson

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 Daisy Ferguson

the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 3rd day of August 19 92.

Commission expires 11-25-95

Judy G. Utley
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

Daisy Ferguson

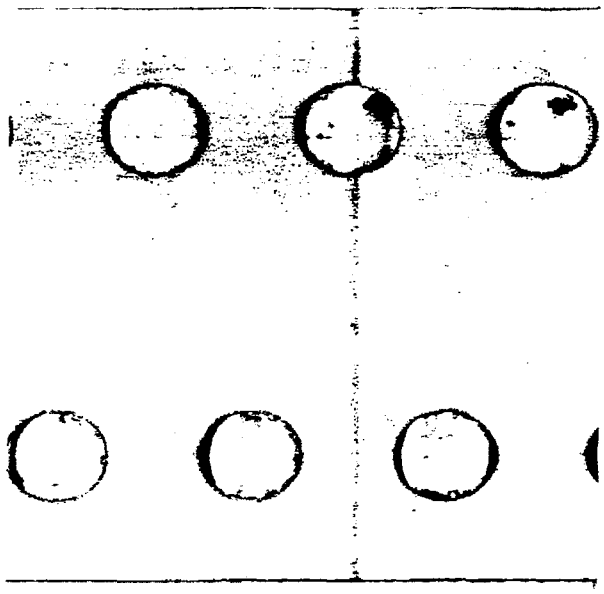
TO

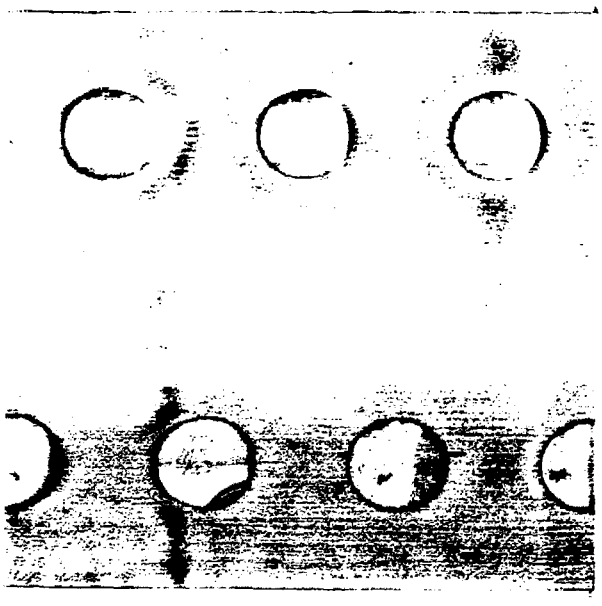
Ira D. Smith and wife, Margaret R. Smith

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2471 08/21 0101 03CHECK 97-80





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

RECEIVED OF _____

FOR _____

BOOK 8707 PAGE 582

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 24000.00
CON TX 88.80
PRFEE 1.00
MAMT 8.00
ERR CO
MAMT 8.00-
WDEED 8.00
TOTAL 97.80
CHECK 97.80

08/21/92 01 08:34 0001 2471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38401

IDENTIFI REFERENCE

AUG 21 8 39 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 562215