FILE BOX 9

BOOK 8723 PAGE 976

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Carol Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 92.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Ferguson (NAME)	New Owner (NAME)	MAP 81-10
2824 Morgan Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 354
Joelton, TN 37080 (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, Lucian W. Wilkins, single,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Ferguson and wife, Carol J. Ferguson,

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. 233 on J.M., T.J., and G.W. Harding's Plan of lots in North Nashville as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 233 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 157 feet to an alley.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM, is the following described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Lucian W. Wilkins, unmarried, of record in Book 5782, page 538, Register's Office for Davidson County, Tennessee as follows:

> Land in Davidson County, Tennessee being the westerly 10.6 feet of Lot 233 on J.M., T.J. and G.W. Harding's Plan of lots in North Nashville, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, containing 530 square feet, more or less.

Being the same property conveyed to Lucian Wilkins and wife, Elizabeth W. Wilkins by deed from Elizabeth Watson, of record in Book 2344, page 326, said Register's Office. The said Elizabeth W. Wilkins having since died.

This conveyance is made subject to property taxes for 1992 for which Grantees will be responsible.

This is unimproved ( ) improved (XX) property, known as 1626 23rd Avenue North, Nashville, TN
(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 2nd day of September, 19 92

Lucian W. Wilkins

Lucian W. Wilkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucian W. Wilkins

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September 19 92

Commission expires 5/28/95

John V. Adams Notary Public

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

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WARRANTY DEED

FROM
Lucian W. Wilkins

TO
Roger D. Ferguson and wife,
Carol J. Ferguson

4412 09/08 0101 03CHECK 34.90

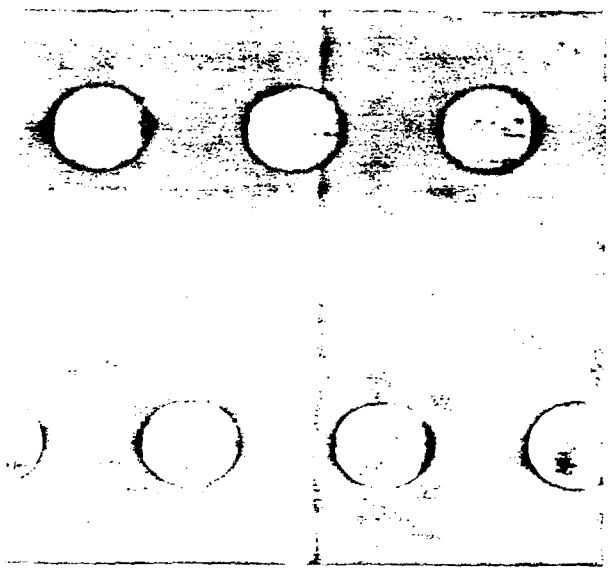
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFI REFERENCE

4 3 7 7 2

SEP 8 9 25 AM '92

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

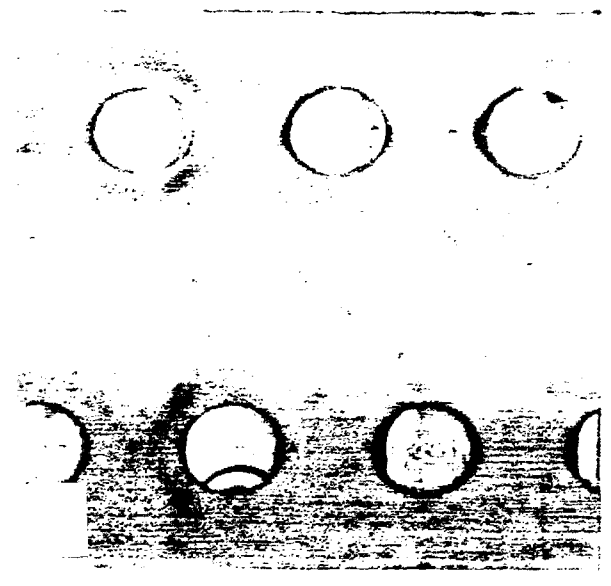
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8723 PAGE 978

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 7000.00
CON TX 25.90
PRFEE 1.00
MREED 8.00
TOTAL 34.90
CHECK 34.90

09/08/92 01 09:25 0001 4412

4372

IDENTIFI REFERENCE

SEP 8 9 25 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 568085