FILE BOX 3

BOOK 9035 PAGE 659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES: 7-28-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwane L. Ferguson (NAME)	PHH US Mortgage Company (NAME)	MAP 84-6-22
91 Rustic Court (ADDRESS)	55 Haddonfield Road (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Cherry Hill, NJ 08002 (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, Stanley H. Martin and wife, Betty G. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwane L. Ferguson and wife, Karen S. 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. 134 on the Plan of Sunny Acres, Section V, of record in Book 3300, page 15, R.O.D.C., Tennessee.

Said Lot No. 134 fronts 85 feet on the easterly side of Rustic Court and runs back between lines 766.05 feet on the southerly side which is a broken line and 588.9 feet on the northerly side which is a broken line, to a line in the rear on which it measures 215.02 feet thereon.

There is also included in this conveyance and easement for ingress and egress over and upon that portion of Lot 147 lying adjacent to the lot herein conveyed upon which a causeway and bridge is constructed. The said easement begins at the front lot line between lots 147 and 134, and continues easterly crossing a bridge and to a point 35 feet from the terminus of said bridge, at which point said easement curves to the left, to a point in the line between said two lots.

Being the same property conveyed to Stanley H. Martin and wife, Betty G. Martin by Deed from James B. Millis and wife, Vona L. Millis, of record in Deed Book 6384, Page 821, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 3278, page 410, Register's Office for said County.

Survey and Plat set out a sewer easement to City of Nashville of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 91 Rustic Court, Nashville, Tennessee 37214
(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 28th day of July, 19 93

Stanley H. Martin

Betty G. Martin

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 Stanley H. Martin and wife, Betty G. Martin

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 Nashville, Tennessee, this 28th day of July, 1993.

Commission expires 7-23-94

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

LEGAL DESCRIPTION CONTINUATION

Book 4365, Page 496, Register's Office for said County.

Survey and Plat sets out a 110 foot Minimum Building Setback Line from Rustic Court.

Survey and Plat sets out a 180 foot Minimum Building Setback Line from Rear Margin.

Survey and Plat sets out a 10 foot Public Utility and Drainage Easement along a broken line lot line.

Survey and Plat sets out a 12.5 foot Public Utility and Drainage Easement along Southerly margin lot line.

Survey and Plat sets out a 25 foot by 2.5 foot Anchor Easement at Northwest corner lot corner.

Creek flows through the mid-portion of said lot.

48020

IDENTIFICATION REFERENCE

93 AUG -4 AM 8:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5434 08/04 0101 CK

671-30

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 9035 PAGE 661

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 179000.00
				CON TX 662.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 671.30
				CHECK 671.30
			08/04/93 01	08:25 0001 5434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48020
IDENTIF. ↑ REFERENCE

93 AUG -4 AM 8:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 681823