Prepared by:

C. Runcie Clements, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-0030

PERSONAL REPRESENTATIVE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICE TO:	MAP & PARCEL NO.:
Randall C. Ferguson and Larry D. Ferguson First Union Tower Suite 2200 150 Fourth Ave., No. Nashville, TN 37219	Randall C. Ferguson First Union Tower Suite 2200 150 Fourth Ave., No. Nashville, TN 37219	Map 173 Parcel 22

This indenture is made this 21 day of September, 1993, by and between Larry D. Ferguson and Randall C. Ferguson, Co-Personal Representatives of the estate of Beauchamp C. Ferguson hereinafter referred to as "Grantors", and Larry D. Ferguson and Randall C. Ferguson hereinafter referred to as "Grantees".

WHEREAS, Beauchamp C. Ferguson died on April 16, 1992, leaving a Will dated November 6, 1981. The Will was admitted to probate on May 14, 1992, in the Probate Court, Davidson County, Tennessee, Docket Number 99202. The Will named Larry D. Ferguson and Randall C. Ferguson as Co-Personal Representatives. The Personal Representatives are duly qualified. All debts of the decedent have been paid.

WHEREAS, Item III of said Will named Larry D. Ferguson and Randall C. Ferguson as residuary beneficiaries to have the rest and residue of the estate, both real, personal, or mixed, of every kind and nature, and wheresoever situated in fee simple, absolutely, and forever.

NOW, THEREFORE, IN CONSIDERATION of the premises stated above and other good and valuable consideration the receipt of which is hereby acknowledged, Grantor has this day bargained and sold and by these presents does hereby sell, transfer and convey unto Larry D. Ferguson and Randall C. Ferguson as tenants in common, all their rights, title, and interest in the following described real estate:

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being a part of certain tracts designated as Nos.4 and 4-C of the H. H. Stone Lands described according to a survey thereof made by Hickerson-Miller, surveyors and Engineers, November 22, 1958.

Said part of said tracts is described as beginning at a point in the center line of Old Hickory Boulevard, Brownlee's Northeast corner as set out in Book 2540, page 431, Register's Office for said County; thence with the center line of said Old Hickory Boulevard North 65° 51' east a distance of 165.4 feet to a point in the center line of said Boulevard, the northeast corner of the subject tract herein described; then south 6° 00' east a distance of 300 feet; thence south 4° 15' east 658.5 feet to a point; then south 55° 15' west, 475.5 feet to a Maple tree; thence due south 11.5 feet to an elm tree; thence north 86° 00' west 336 feet to a point; thence north 13° 45' east 1416.7 feet along said Brownlee's line to the point of beginning, containing 12.9 acres, more or less.

Being the same real property conveyed to Beauchamp C. Ferguson as a tenant by the entirety by deed from his wife, Dorothy R. Ferguson, of record in Book 4216, page 95, Register's Office for said County.

TO HAVE AND TO HOLD said real estate unto the said Grantees, their heirs and assigns, together with all rights, hereditaments and appurtenances thereof, forever in fee simple. Larry D. Ferguson and Randall C. Ferguson, as Co-Personal Representatives only and not individually, warrant title to the above-described real estate in as full and ample a manner as such Personal Representatives have authority to do so, but not any further or otherwise; and they as Personal Representatives, hereby transmit to Grantees, all rights and benefits under any and all covenants and warranties set out in any prior deeds conveying said real estate. Whenever in this instrument a pronoun is used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREINABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACTUALLY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, Larry D. Ferguson and Randall C. Ferguson, Co-Personal Representatives under the Last Will and Testament of Beauchamp C. Ferguson, deceased, have executed this Deed this 21 day of September, 1993.

ESTATE OF BEAUCHAMP C. FERGUSON

BY: Larry D. Ferguson
Larry D. Ferguson
Personal Representative

BY: Randall C. Ferguson
Randall C. Ferguson
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Deborah D. Roberts, a Notary Public within and for the State and County aforesaid, personally appeared Larry D. Ferguson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be the Personal Representative of the Estate of Beauchamp C. Ferguson, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Personal Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of September, 1993.

Deborah D Roberts
Notary Public

My commission expires: 9/21/96

0558 10/11 0101 03CHECK 16.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Deborah D. Roberts, a Notary Public within and for the State and County aforesaid, personally appeared Randall C. Ferguson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his several oaths acknowledged himself to be the Personal Representative of the Estate of Beauchamp C. Ferguson, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Personal Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of September, 1993.

Deborah D Roberts
Notary Public

My commission expires: 9/21/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under T.C.A. Code Section 67-4-409(a)(3)(D), which section exempts this transfer of real estate from any transfer tax.

Affiant

Sworn to and subscribed before me this 21 day of September, 1993.

Notary Public

My Commission Expires: 9/21/96

72904
IDENTIF. & REFERENCE

93 OCT 11 PM 12:26
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP