Pon 50
38

FROM: **Tennessee Housing Development Agency**

TO: Peggy Dotson Ferguson

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
25 Century Blvd., Suite 202
Nashville, TN 37214

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
Peggy Dotson Ferguson	Union Planters National Bank	Map 72
750 Ramsey Street	401 Union Street	Group 11
Nashville, TN 37206	Nashville, TN 37219	Parcel 480

BOOK 9154 PAGE 908

SPECIAL WARRANTY DEED

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, **Tennessee Housing Development Agency**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Peggy Dotson Ferguson an unmarried person, 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. 3 on the Plan of Lee Subdivision, Section One, a Plan of which is of record in Book 5210, Page 273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Tennessee Housing Development Agency by deed from D. W. McMackin, as Substitute Trustee, of record in Book 8785, Page 580, Register's Office for said County.

9541 11/17 0101 03CHECK 127.03

The street address of the Real Property is as follows:
2907 Lee David Road, Nashville, TN 37216

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 30th day of September, 1993.

TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: _____
Steven W. Lamb
Mortgage Servicing Officer II

BOOK 9154 PAGE 969

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this ____ day of _____, 19____.

My Commission Expires: _____ _____

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 31,900.00.

Peggy Sistare Ferguson
Affiant

Subscribed and sworn to before me, this the 11th day of November 19 93.

June E. Atkenson
Notary Public

My Commission Expires: 7/27/96

86804

IDENTIF. & REFERENCE

93 NOV 17 AM 11:12

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

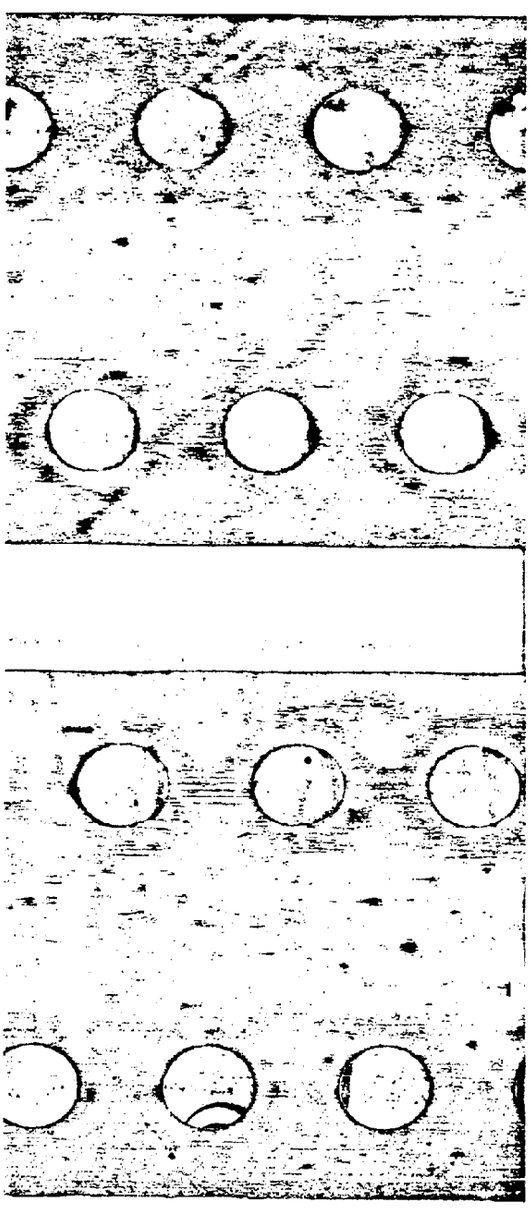
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven W. Lamb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Mortgage Servicing Officer II of Tennessee Housing Development Agency, the within named bargainor, and corporation, and that he as such Mortgage Servicing Officer II, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steven W. Lamb as such Mortgage Servicing Officer, II.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 19 93.

My Commission Expires: 7/23/94

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9154 PAGE 910

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 31800.00
MOR TX 118.03
ERR CO
MOR TX 118.03-
CON TX 118.03
PRFEE 1.00
WDEED 8.00
TOTAL 127.03
CHECK 127.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/17/93 01 11:13 0001 9541

86804
IDENTIF. & REFERENCE

93 NOV 17 AM 11:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 723306