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REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. # REFERENCE 19427

This Instrument Prepared By:

Susan R. Limor
Attorney at Law
Suite 2727, The Tower
611 Commerce Street
Nashville, TN 37203
(615)742-1304

WARRANTY DEED

STATE OF TENNESSEE) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,050.46**.

Affiant

Subscribed and sworn to before me this 16 day of February, 1994.

Notary Public

My Commission Expires: January 25, 1997

Address New Owner:	Send Tax Bills To:	Map/Parcel:
William R. Mathison Vicky C. Mathison 1005 Fitzpatrick Road Nashville, TN., 37214	America's Mortgage P.O. Box 9411 Gaithersburg, MD., 20898	108-4-197

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid by **William R. Mathison and wife, Vicky C. Mathison**, hereinafter the "Grantees", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William W. Ferguson and wife, Cynthia Lynn Higdon Ferguson**, hereinafter the "Grantors", have this day bargained and sold and does hereby transfer and convey unto the said **William R. Mathison and wife, Vicky C. Mathison**, certain real estate located in Davidson County, Tennessee, as follows:

BEING Lot No. 395 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to William W. Ferguson, Jr. and Cynthia Lynn Higdon by deed from Mark P. Lindisch and wife, Lori S. Lindisch of record in Book 8092, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 7216, page 574, Register's Office for Davidson

County Tennessee, and a Deed of Trust of record in Book 7782, page 167, said Register's Office.

The said William W. Ferguson, Jr. and Cynthia Lynn Higdon having since been married.

Cynthia Lynn Higdon and Cynthia Lynn Higdon Ferguson being one person and the same.

This is improved property known as **1005 Fitzpatrick Road, Nashville, Tennessee, 37214.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, their successor, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said is unencumbered except for the **Deed of Trust of record in Book 7782, page 167, Register's Office for Davidson County, Tennessee**.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th day of February, 1994.

William W. Ferguson, Jr.

Cynthia Lynn Higdon Ferguson

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

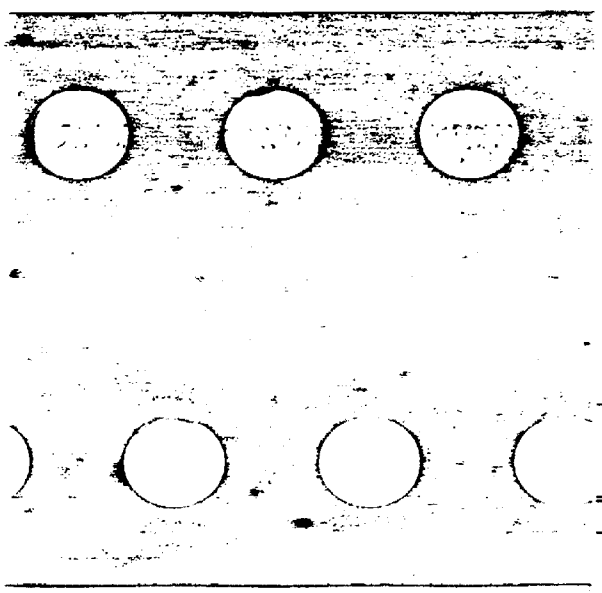
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named William W. Ferguson, Jr., and wife, Cynthia Lynn Higdon Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of February, 1994.

Notary Public

My Commission Expires: January 25, 1995

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

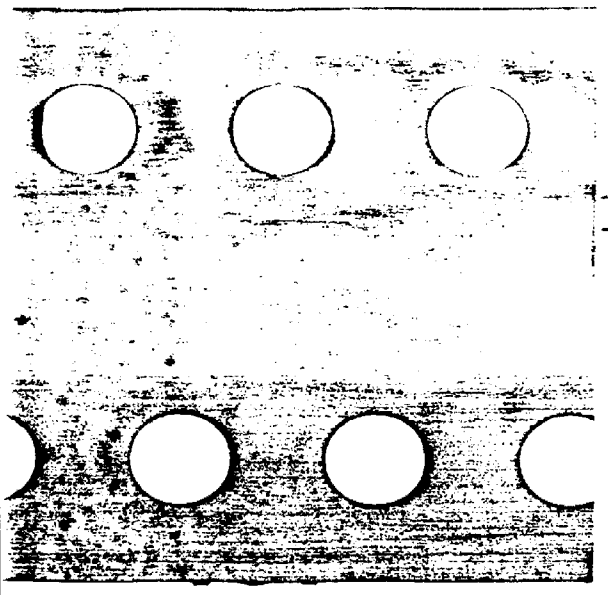
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FOR _____

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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 122050.46
CON TX 451.77
PRFEE 1.00
WDEED 8.00
TOTAL 460.77
CHECK 460.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/94 01 08:29 0001 7397

19427
IDENTIF. ↑ REFERENCE

94 FEB 22 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 758298