[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Ed Fergerson]	Fleet Real Estate Funding Corp.]	MAP and PARCEL]
[Ruth Fergerson]	Attn: Tax Dept.]	]
[8124 Stacy Square Court]	324 West Evans Street]	126-9-72]
[Nashville, TN 37221]	Florence, SC 29501]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Viola Darlene Kelly, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ed Fergerson and Ruth Fergerson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 6-A, (the Northeasterly portion of Zone Lot No. 6) on the Plan of Stacey Square Townhomes, Stacey Square, Section 7, as shown on plat of record in Plat Book 5200, Page 438, as amended in Plat Book 5200, Page 467, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Viola Darlene Kelly, unmarried, by deed from Berta L. Williams, unmarried, of record in Book 9139, Page 987, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8124 Stacy Square Court, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 438, as amended in Book 5200, Page 467, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5200, Page 467, and in Book 5973, Page 335, said Register's office; 4) Notice of Change of Membership of Stacy Square Townhomes Architectural Control Committee of record in Book 6307, Page 866, said Register's office.
5) Deed of Trust executed by Vikki Renee Williams and Berta L. Williams, both unmarried, to Leader Enterprises, Inc., Trustee of record in Book 7643, Page 845, dated September 1, 1988 and secured to Leader Federal Mortgage, Inc. in the principal amount of $67,521.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7643, page 845, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $72,702.69
[
[Affiant
[Subscribed and sworn before me this 23rd day of June, 1994.
[
[My Commission Expires: 1/24/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9387 PAGE 501

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **June, 1994**.

Viola Darlene Kelly

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Viola Darlene Kelly, unmarried** , with whom I am personally acquainted, or who 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 **23rd** day of **June, 1994**.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **23rd** day of **June, 1994.**

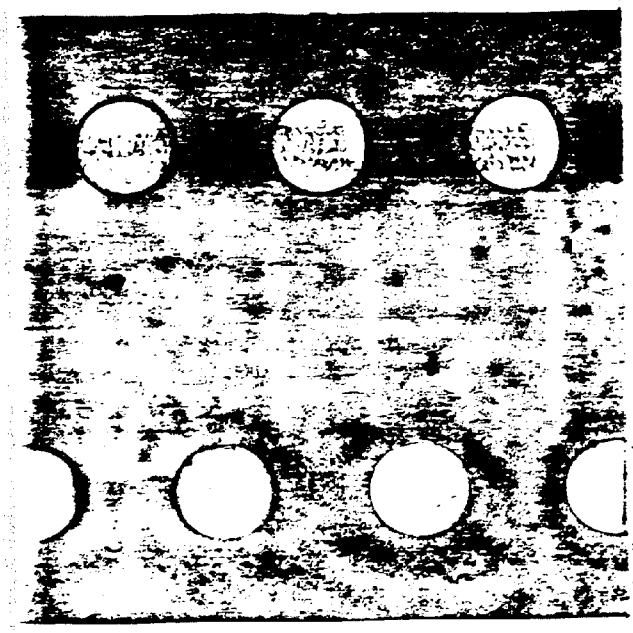
Notary Public
My Commission Expires:

File No. 9406-232

9736 06/24 0101 03CHECK 277.99

94 JUN 24 AM 9:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

64410
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

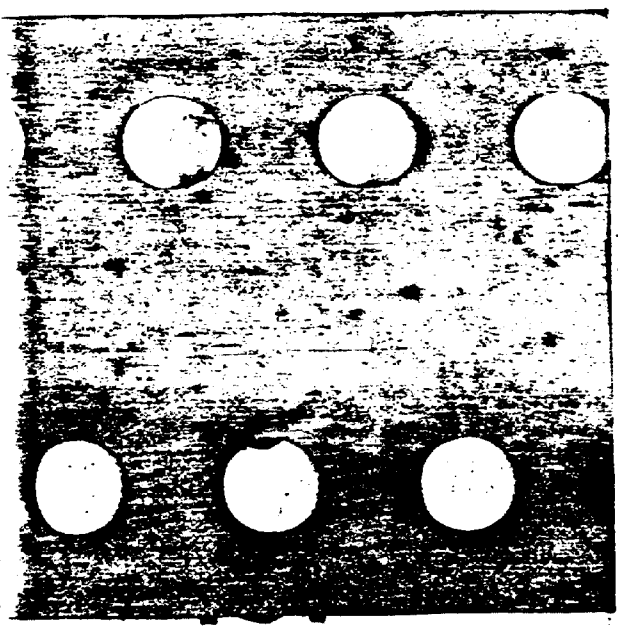
RECEIVED OF _____

FOR _____

BOOK 9387 PAGE 502

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	72702.69
CON TX	268.99
PRFEE	1.00
WDEED	8.00
TOTAL	277.99
CHECK	277.99

06/24/94 01 09:47 0001 9736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64410
IDENTIF. ↑ REFERENCE

94 JUN 24 AM 9:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806440