This Instrument Prepared By:
Clifford K. McGown, Jr.
Attorney at Law
113 North Court Square
Waverly, Tennessee 37185

WARRANTY DEED

ADDRESS OF NEW OWNER: SEND TAX STATEMENT TO OWNER

Mr. William E. Murrell
2547 ~~2544~~ Highway 70 East
Waverly, Tennessee 37185

This instrument made and entered into on this the 5 day of August, 1994, by and between VALERA FERGUSON, the widow of Doss Daniel Ferguson, party of the first part, and WILLIAM E. MURRELL, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN AND 00\100 ($ 10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, the party of the first part has this day granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, a certain tract or parcel of land lying and being situated in the 11th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Map No. 42-4
Parcel No. 18

A tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being Lot No. 7 on the Map of Bransford Realty Company's Amqui Subdivision, as of Record in Book 421, pages 38 and 39, Register's office for said County, described as follows:

Beginning in the center of Highland Circle at the corner of Lots Nos. 7 and 8; thence with the center of said Circle in an easterly direction 265 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, north 4 deg. east 900 fee to the northerly line of said plan of lots; thence with said line, north 85 1/2 deg. east 263 feet to the northwest corner of lot No. 7; thence with the line between lots Nos. 7 and 8, south 4 deg. west 875 feet to the point of beginning, containing 5.30 acres, more or less.

Being the same property conveyed to Doss Daniel Ferguson and wife, Valera Ferguson by deed of record in Deed Book 2023, Page 315, in the Register's Office of Davidson County, Tennessee. Doss Daniel Ferguson is deceased, and survived by his wife, Valera Ferguson.

To have and to hold unto the said party of the second part, his heirs and assigns, in fee simple, forever. The party of the first part shall retain a life estate in this property.

And the party of the first part covenants to and with the party of the second part that she is lawfully seized and possessed of said real estate, that she has a good and lawful right to sell and convey the same, that the same is clear and unencumbered, and that she will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In testimony whereof the party of the first part has hereunto set her signature this the day and date first above written.

Valera Ferguson
VALERA FERGUSON

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said County and State, the within named VALERA FERGUSON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of August, 1994.

Notary Public

My Commission Expires: _____

CLIFFORD K. McGOWN, JR.
ATTORNEY AT LAW
NOTARY PUBLIC AT LARGE
OFFICIAL SEAL
EXPIRES: 3/11/97

I hereby swear or affirm, that the actual consideration of this transfer, or value of the property transferred, whichever is greater, is $15,200, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Wm. E. Murrell
Affiant

Subscribed and sworn to before me this the 8 day of August, 1994.

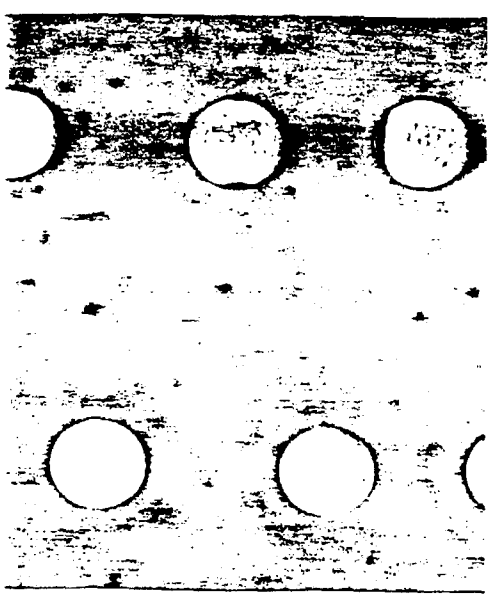
B. Edward Kay
Register or ~~Notary Public~~

~~My Commission Expires:~~ _____

PICK-UP

94 AUG -8 PM 1:40
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

79328
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9431 PAGE 273

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



CHRG 45200.00
CON TX 167.24
PRFEE 1.00
WDEED 8.00
TOTAL 176.24
CHECK 176.24

08/08/94 01 13:39 0001 5876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79328
IDENTIF. ↑ REFERENCE

94 AUG -8 PM 1:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 822367