BOOK 9462 PAGE 512

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

FILE BOX 62

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: 10-24-97
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Ferguson (NAME)	Leader Federal Bank For Savings (NAME)	158-4-A-44CO
509 Arbor Creek Way (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0275 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, J. Richard Bacon and wife, Geneen P. Bacon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Ferguson and wife, Deborah S. Ferguson

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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Otter Wood, Section Two, as shown on plat of record in Plat Book 6900, Page 461, revised in Book 6900, Page 598-602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Richard Bacon by deed from E. Carl Johnson and Mary Lou Johnson of record in Book 9378, Page 219, said Register's Office.

94 SEP 12 PM 1:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
90056

unimproved ( )
This is improved (X) property, known as 73 St. Mellion, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand s this 9th day of September 19 94

J. Richard Bacon

Geneen P. Bacon

STATE OF TENNESSEE

BOOK 9462 PAGE 513

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Richard Bacon and wife, Geneen P. Bacon

the bargainor s, 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 9th day of September 19 94

Commission expires 5-11-95

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

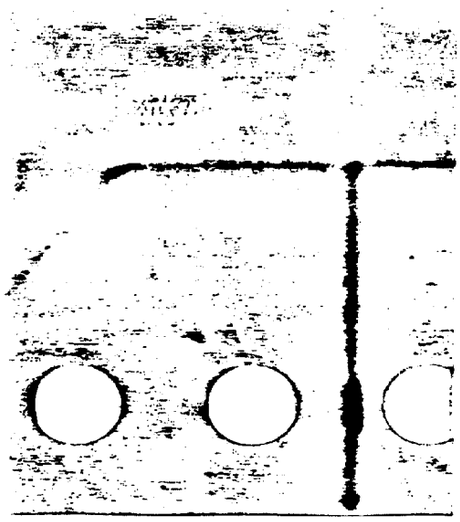
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

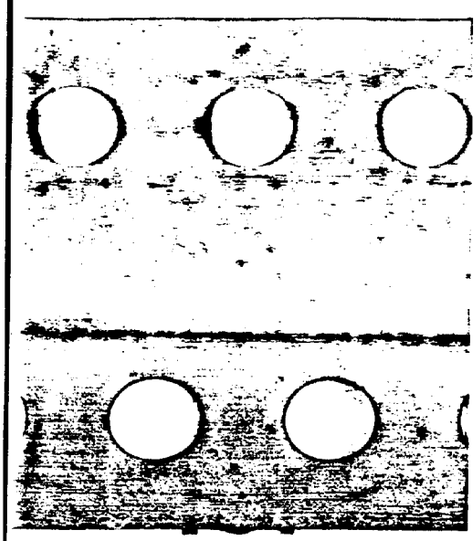
My commission expires _____

Notary Public

7523 09/12 2101 03C:HECK

508.50





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

RECEIVED OF _____

FOR _____

BOOK 9462 PAGE 514

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	
	135000.00
CON TX	499.50
~~BANK~~	1.00
WDEED	8.00
TOTAL	508.50
CHECK	508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY ~~BANK~~

09/12/94 01 13:52 0001 7528

90056
IDENTIFICATION REFERENCE

94 SEP 12 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833873