BOOK 9475 PG 478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

94-1049

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 94

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Raymond T. Ferguson, Jr. | Community Mortgage | 53-6-A-11 CO |
| (NAME) | (NAME) | |
| 1931 Waterford Drive | 6389 Quail Hollow | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Old Hickory, TN. 37138 | Memphis, Tennessee 38120 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond T. Ferguson, Jr. and wife, Brenda 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:

Being Lot No. 11 on the Plan of Phase Three, Waterford Subdivision, of record in Plat Book 7900, page 707, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to J & M Homebuilders, Inc. by deed from Waterford Associates, L.P., filed of record in Book 9368, page 689, Register's Office for Davidson County, Tennessee.

94 SEP 27 AM 9:12
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 94290

This is improved property known as 1931 Waterford Drive, Old Hickory, TN. 37138

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 their hands this 15th day of September, 19 94.

J & M Homebuilders, Inc.

Joe L. Wall
President

94-1049

BOOK 9475PG479

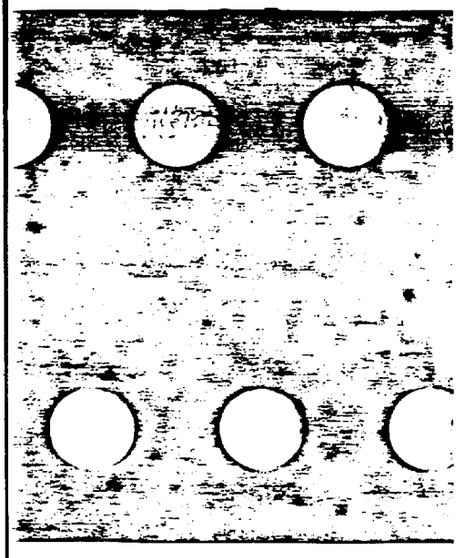
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

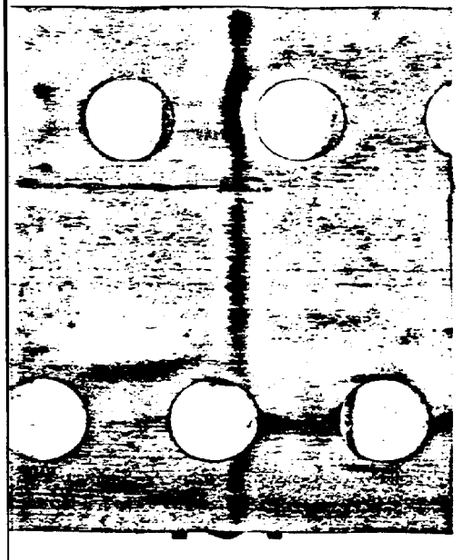
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named J & M Homebuilders, Inc., a Tennessee Corporation the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 15th day of September, 19 94.

My commission expires 5/23/98

Notary Public Janis L. Duree

2134 09/27 0101 03CHECK 404.53





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

RECEIVED OF _____

FOR _____

BOOK 9475 PG 480

| | | |
|---|---|---|
| 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 | |
| | | | | 106900.00 |
| | | | CON TX | 395.53 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 404.53 |
| | | | CHECK | 404.53 |
| 09/27/94 | 01 | 09:11 | 0001 | 2134 |

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

94298
IDENTIF. & REFERENCE

94 SEP 27 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 838405