THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9

9530 692

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dorothy A. Ferguson 11 Sycamore Court Antioch, TN 37013	Same	Map No. 83-1 Parcel No. 237

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ANNE C. BATSON, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DOROTHY A. FERGUSON, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of the land of the heirs of Mrs. Sallie L. Johnson, as of record in Book 332, page 16482, in the Register's Office for said County.
>
> Said Lot No. 10 fronts 50 feet on the southerly side of Petway Avenue and runs back between parallel lines 156 feet to an alley.
>
> Being the same property conveyed to Gladys Gantt by deed from Dennis F. Barrett and wife, Maydelle S. Barrett, of record in Book 4189, page 973, said Register's Office. The said Gladys Gantt died, testate, on or about February 11, 1992, and her will was not admitted to probate. Her will, dated September 22, 1976, as amended by a codicil dated January 6, 1992, devised all of her property, in equal shares, to her sister, Sammie Tyler Young, and to Milton Jones, Sr. Her sister, Sammie Tyler Young, was her sole heir at law. The said Sammie Tyler Young and Milton Jones, Sr., along with his wife, Mary Katherine Jones, conveyed the property to Anne C. Batson, by deed of record in Book 9452, page 290, said Register's Office.

This is improved property known as 1042 Petway Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does

further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

Sammie Tyler Young joins in this conveyance in order to convey any equitable interest she may hold in the property.

Roger R. Batson, husband of Anne C. Batson, joins in this conveyance in order to convey any marital interest he may hold in the property.

WITNESS our hand this 28th day of November, 1994.

Anne C. Batson
ANNE C. BATSON

Roger R. Batson
ROGER R. BATSON

Sammie Tyler Young
SAMMIE TYLER YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anne C. Batson and husband, Roger R. Batson, the within named bargainors, 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 28th day of November, 1994.

F.B. Murphy
NOTARY PUBLIC

My Commission Expires: 11-23-97.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sammie Tyler Young, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 1994.

J.B. Murphy Jr.
NOTARY PUBLIC

My Commission Expires: 11-23-97.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Dorothy Ferguson
Affiant

Subscribed and sworn to before me this 4th day of March, 1994.

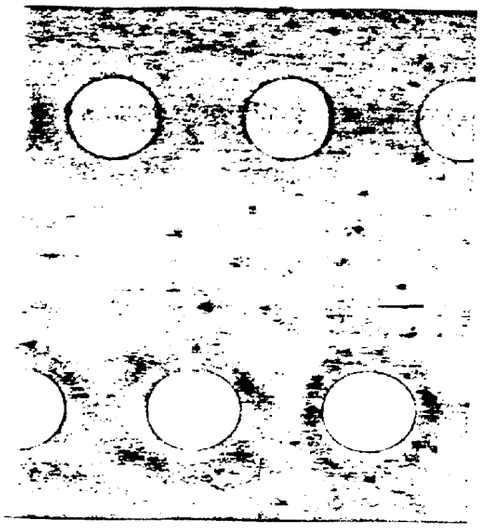
J.B. Murphy Jr.
Notary Public

My Commission Expires: 11-23-97.

12351
IDENTIFICATION REFERENCE

94 NOV 29 AM 9:25
REGISTER
DAVIDSON COUNTY, TN.

751 11/29 0101 03CHECK 53.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

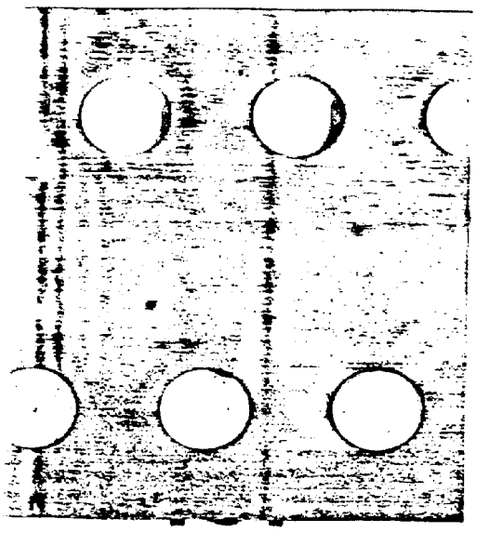
BOOK 9530 PG 695

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 11000.00
CON TX 40.70
PRFEE 1.00
WDEED 12.00
TOTAL 53.70
CHECK 53.70

11/29/94 01 09:25 0001 7751



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12351
IDENTIF. # REFERENCE

94 NOV 29 AM 9:25
REGISTER
DAVIDSON COUNTY, TN.

No. 857787