BOOK 9581 PG 171

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Ferguson (NAME)	First Trust Mortgage Company (NAME)	4D 34865
4275 Samoa Drive (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	75-6-71
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Cheryl K. Busby and husband, Ronald Busby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Ferguson and wife, Debora D. 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. 304 on the Plan of Hermitage Estates, Section 2, of record in Plat Book 3700, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Cheryl K. Busby by deed from Cheryl Lynn Kimsey Caines, of record in Book 9443, page 371, Register's Office for Davidson County, Tennessee.

29093
IDENTIF. & REFERENCE

95 JAN 30 AM 9:22
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4275 Samoa Drive, Hermitage, Tennessee 37076
(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 20th day of January, 19 95

Cheryl K. Busby
By: Cheryl K. Busby by Marjorie A. Kimsey
Marjorie A. Kimsey, Attorney-in-fact
Ronald Busby
By: Ronald Busby by Marjorie A. Kimsey
Marjorie A. Kimsey, Attorney-in-fact

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl K. Busby and husband, Ronald Busby

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 Goodlettsville, Tennessee, this 20th day of January 19 95.

Commission expires _____

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

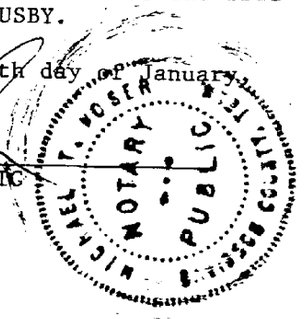
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARJORIE A. KIMSEY, to me known to be the person who executed the foregoing instrument in behalf of CHERYL K. BUSBY and husband, RONALD BUSBY, and acknowledged that she executed the same as the free act and deed of the said CHERYL K. BUSBY and husband, RONALD BUSBY.

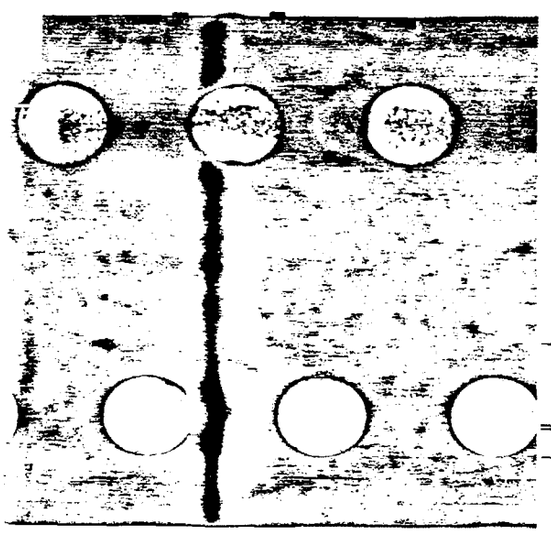
Witness my hand and seal at Goodlettsville, Tennessee, this 20th day of January, 1995.

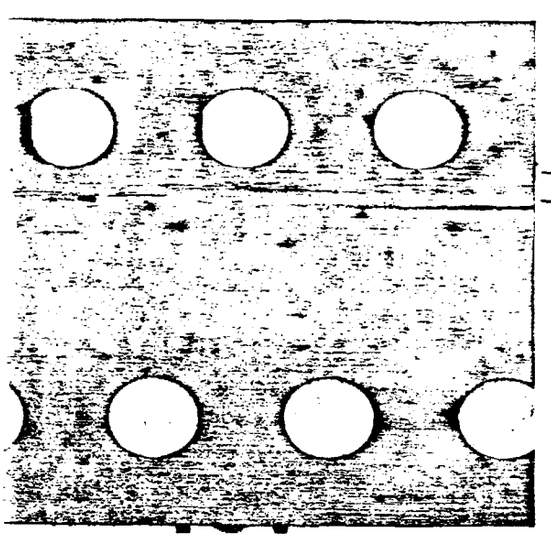
NOTARY PUBLIC

My commission expires: 11/28/98



5243 01/30 0101 03CHECK 266.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL 266.15
CHECK 266.15

01/30/95 01 09:22 0001 6243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29093
IDENTIF. ← REFERENCE

95 JAN 30 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 876016