THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 9648 PG 857
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Affiant

Subscribed and sworn to before me, this 17th day of April 1995

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN M. CARTER 2201 Grantland Avenue Nashville, Tennessee 37204	SAME	MAP 105-14 PARCEL 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND NO/100---------- ($ 55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, ROBERT C. FERGUSON AND WIFE, SANDRA E.B. HAMLEY FERGUSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. CARTER, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2, Block G on the Map of the subdivision of certain Blocks in Yarbough's Subdivision of Woodland of record in Book 57, pge 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 65.0 feet on the westerly side of Grantland Avenue and runs back between parallel lines along the south margin of Prentice Avenue, formerly Glen Leven Street or Avenue, 165.0 feet to an alley.

BEING the same property conveyed to Robert C. Ferguson and wife, Sandra E.B. Hamley Ferguson, by deed from Roy W. Hamley and wife, Mary Alice Hamley, of record in Book 9475, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as 2201 Grantland Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Yarbough's Subdivision of Woodland of record in Book 57, page 155, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of April, 19 95.

Robert C Ferguson
ROBERT C. FERGUSON

Sandra E.B. Hamley-Ferguson
SANDRA E.B. HAMLEY FERGUSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 ROBERT C. FERGUSON AND WIFE, SANDRA E.B. HAMLEY FERGUSON, 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 this 17th day of April, 1995.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 ___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

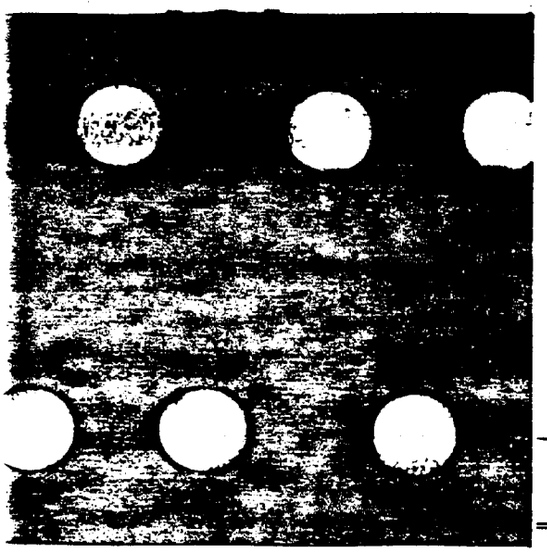
52863
IDENTIFICATION REFERENCE

95 APR 19 AM 8:53

DAVIDSON COUNTY, TN.

MAIL ENV.

$22.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

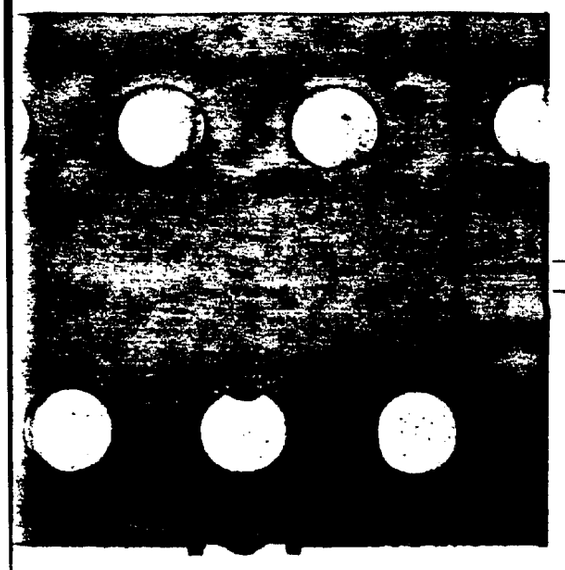
RECEIVED OF _____

FOR _____

BOOK 9648 PG 859

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	55000.00
CON TX	203.50
PRFEE	1.00
MDEED	8.00
TOTAL	212.50
CHECK	212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2303

52863
IDENTIF. ↑ REFERENCE

95 APR 19 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 901771