STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 21 day of July 1995

Affiant

My Commission Expires November 20, 1998

(Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G19167 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jason N. Pierce	New Owner
2715 Druid Drive	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37210	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 119-10-58	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Elizabeth Ann Balthrop, Unmarried and Brenda Faye Ferguson, a Married person , the only heirs-at-law of Edith P. Dunwoody

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jason N. Pierce

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 55 on the Plan of Hidden Acres, of record in Plat Book 1130 at page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Allen G. Dunwoody and wife, Edith P. Dunwoody by Deed of record in Book 2341, page 106, Register's office for said County. The said Allen G. Dunwoody having since died and Edith P. Dunwoody having subsequently died leaving as her only heirs-at-law, Elizabeth Ann Balthrop and Brenda Faye Ferguson.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

Larry Ferguson, husband of Brenda Faye Ferguson, joins in the execution for the purpose of relinquishing all his marital rights.

Brenda Faye Ferguson and Brenda Faye Fergueson are one and the same person.
Larry Ferguson and Larry Fergueson are one and the same person.

THIS IS IMPROVED PROPERTY KNOWN AS 2715 Druid Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 21 day of July , 1995

Elizabeth Ann Balthrop
Elizabeth Ann Balthrop

Brenda Faye Ferguson
Brenda Faye Ferguson

Larry Ferguson
Larry Ferguson

1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 21 day of July , 1995 , before me personally appeared Elizabeth Ann Balthrop & Brenda Faye Ferguson and husband, Larry * to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

*Ferguson also known as Brenda Faye Fergueson and Larry Fergueson

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE TENNESSEE
My Commission Expires November 20, 1996

Notary Public

State of Tennessee
County of

On this 21 day of July 21, , 1995 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

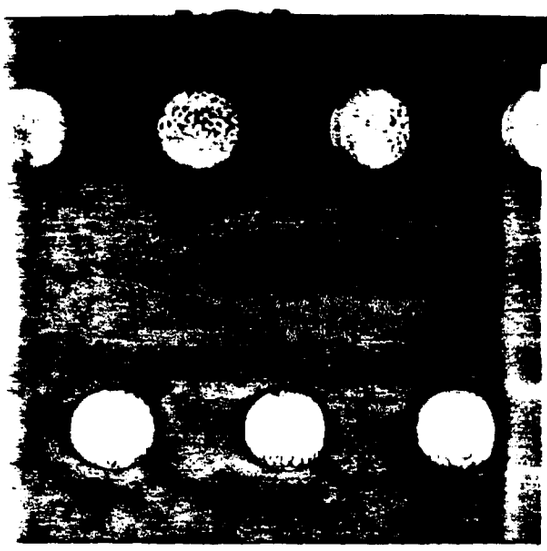
Notary Public

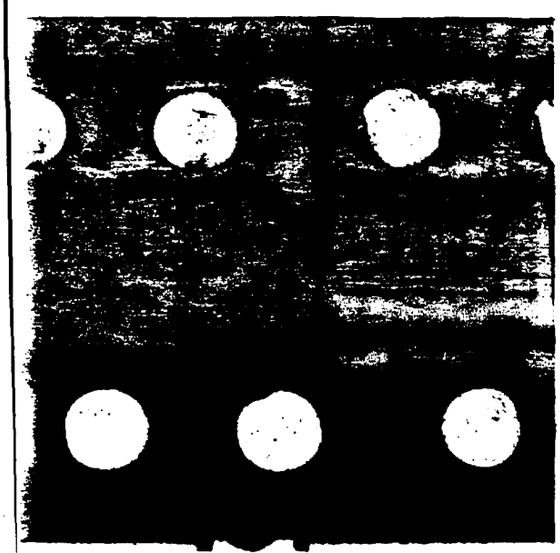
WARRANTY DEED

0085640
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3271 08/03 0101 03CHECK 231.00





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

RECEIVED OF _____

FOR _____

BOOK 9751 PG 137

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 60000.00
CON TX 222.00
PRFEE 1.00
MDEED 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/03/95 01 10:38 0001 8271

0085640
IDENTIF. ◆ REFERENCE

95 AUG -3 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937300