BOOK 9879 PG 577

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Ferguson	Mortgagesouth Corporation	144-6-13
(NAME)	(NAME)	
1129 Chickering Park Drive	104 Woodmont Blvd., Ste. #402	FH 7875
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(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, Irene K. Ratner, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Ferguson and wife, Jean L. 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. 8 on the plan of Section Two, Chickering Park, of record in Book 2663, Page 73, Register's Office for said County.

BEING the same property conveyed to Irene K. Ratner, Trustee by deed from Irene K. Ratner of record in Book 9541, Page 282, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

95 DEC -5 PM 2:34
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0129195
IDENTIF. ↑ REFERENCE

( ) unimproved
This is improved (X) property, known as 1129 Chickering Park Drive, Nashville, TN 37215
(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 hears 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 my hand this 22nd day of November 19 95

Irene K. Ratner Trustee by Lawrence N. Ratner POA
Irene K. Ratner, Trustee

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 Irene K. Ratner, Trustee

the bargainor, 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 22nd day of November 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 the 22nd day of NOVEMBER, 1995, before me personally appeared LAWRENCE T. RATNER to me known to be the person who executed the foregoing instrument in behalf of IRENE K. RATNER, TRUSTEE as HER Attorney in Fact, and acknowledged the SHE executed the same as the free act and deed of the said IRENE K. RATNER, TRUSTEE.

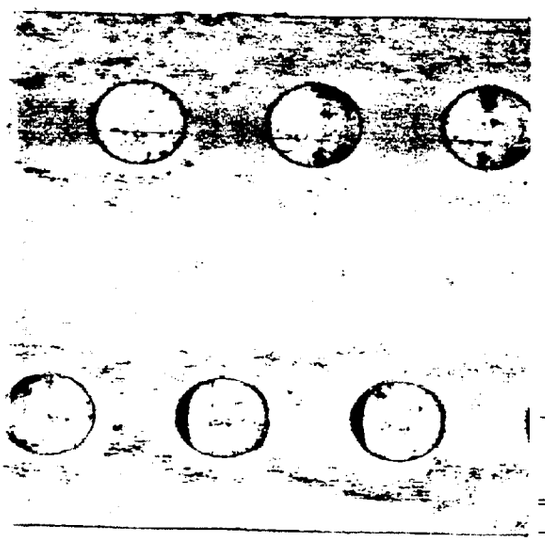
Witness my hand and official seal at NASHVILLE, TN, this the 22nd day of November, 1995.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/28/98

5140 12/05 0101 03CHECK 856.30



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

RECEIVED OF _____

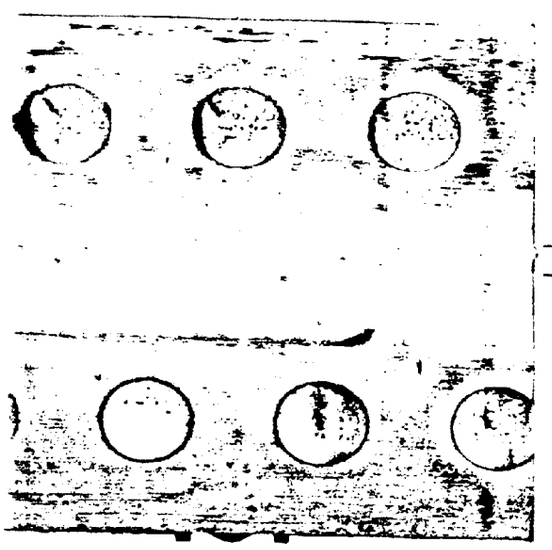
FOR _____

BOOK 9879 PG 579

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	
				229000.00
			CON TX	847.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	856.30
			CHECK	856.30
12/05/95	01		14:34 0001	5140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



95 DEC -5 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

0129195
IDENTIF. ↑ REFERENCE

No. 983632