OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2569035

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Maria M. Wood AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 28th DAY OF March 19 96

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt.#003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maria M. Wood (NAME)	First Republic Mortgage Corporation (NAME)	
711 Lynnwood Blvd. (ADDRESS)	3310 West End Ave., Ste. 480 (ADDRESS)	130-7-65
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	BM-01815

Warranty Deed

For and in Consideration of the sum of $ 195,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

William Brownlee Ferguson, IV, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Maria M. Wood

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and being the northerly part of Lot No. 186 on the plan of Re-Subdivision Parts of Royal Oaks as of record at Book 421, pages 102 and 103, as revised at Book 974, pages 4 and 5, Register's Office for said County, and described as follows:

Said northerly part of said lot fronts 101 feet on the westerly margin of Lynwood [Lynnwood as per tax and mailing authorities] Boulevard and extends back 275 feet on the northerly line and 277 feet, more or less, on the southerly line to a dead line in the rear on which it measures 100 feet.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9912 , page 977 *, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
The plans of record at Book 421, pages 102/103 and Book 974, pages 4/5, and a sewer easement as of record at Book 4264, page 211, said Register's Office.

~~Unimproved~~ This is improved (X) property, known as 711 Lynnwood Blvd., Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **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. * and deed at Book 8268, page 395 said Register's Office.

Witness our hands this 28th day of March, 19 96.

William Brownlee Ferguson, IV

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Brownlee Ferguson, IV _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of March, 1996.

My Commission expires:
11-27-99

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

IDENTIF. ☐ REFERENCE ☐ CHECK-UP
96 MAR 29 AM 8:22
FEL. Z. [illegible] REGISTER
DAVIDSON COUNTY, TN
016514

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

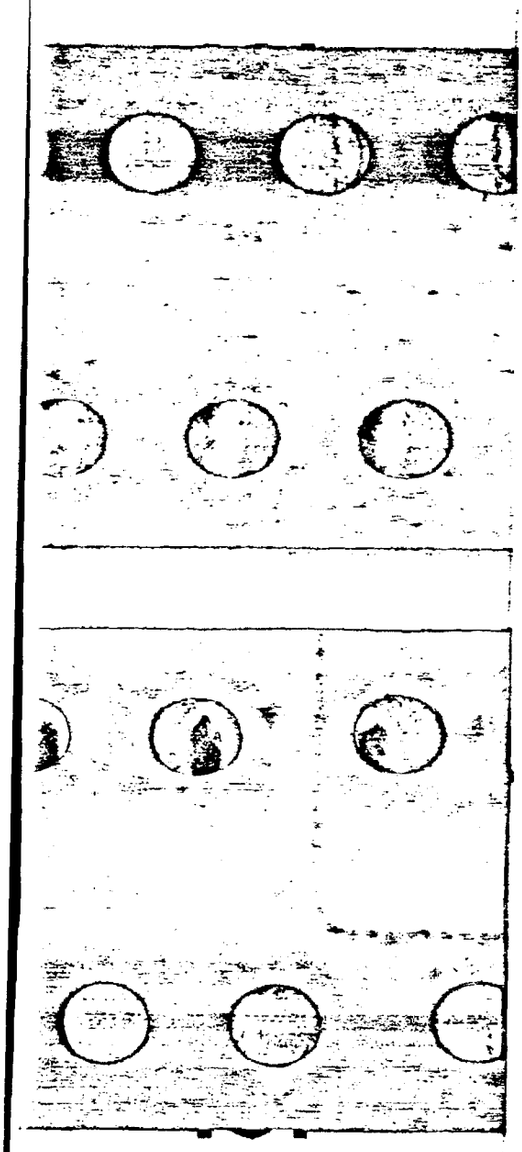
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TENNESSEE TRANSFER TAX PAID $ CHECK



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

RECEIVED OF _____

FOR _____

BOOK 9994 PG 937

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MG 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
				195000.00
				CON TX 721.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 730.50
				CHECK 730.50
			03/29/96 01	08:22 0001 3853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165141
IDENTIF. ↑ REFERENCE

96 MAR 29 AM 8:2
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1021866