WARRANTY DEED

BOOK 10256 PG 770

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Larry D. Lay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Lay (NAME)	FT MORTGAGE COMPANIES dba FIRST (NAME)	MAP162-09-0
605 Ashmont Court (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 84.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Steven Arnold Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Lay, unmarried

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. 5A on the Plan of Zone Lot Division of Lots 3, 4, 5, & 6, Hickory View, Section Two, of record in Book 5200, page 510, and as amended in Book 5800, page 371, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Steven Arnold Ferguson and Ernie Jake Rice by deed from the Secretary of Housing and Urban Development of record in Book 8483, page 173, said Register's Office. Subsequently, Ernie Jake Rice having conveyed his interest of Steven Arnold Ferguson by Quitclaim Deed of record in Book 9595, page 65, said Register's Office.

This conveyance is subject to taxes for 1997 and subsequent years, and to restrictions and easements of record.

Linda S. Ferguson joins in this conveyance for the purpose of conveying any and all marital interest she may have in the property by virtue of her marriage to Steven Arnold Ferguson

0245740

IDENTIF. & REFERENCE

95 NOV 12 AM 8:29

REGISTER
DAVIDSON COUNTY, TN.

0397 11/12 0101 03CHECK 225.45

This is improved ( ) unimproved ( ) property, known as 605 Ashmont Court, Nashville, Tennessee 37211
(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 my hand this 8th day of November 19 96

Steven Arnold Ferguson

Linda S. Ferguson
Linda S. Ferguson

BOOK 10256 PG 771

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Arnold Ferguson and Linda S. 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 at Brentwood, Tennessee, this 8th day of November 19 96

Commission expires July 12, 1999

Ruth M. Foran
Notary Public

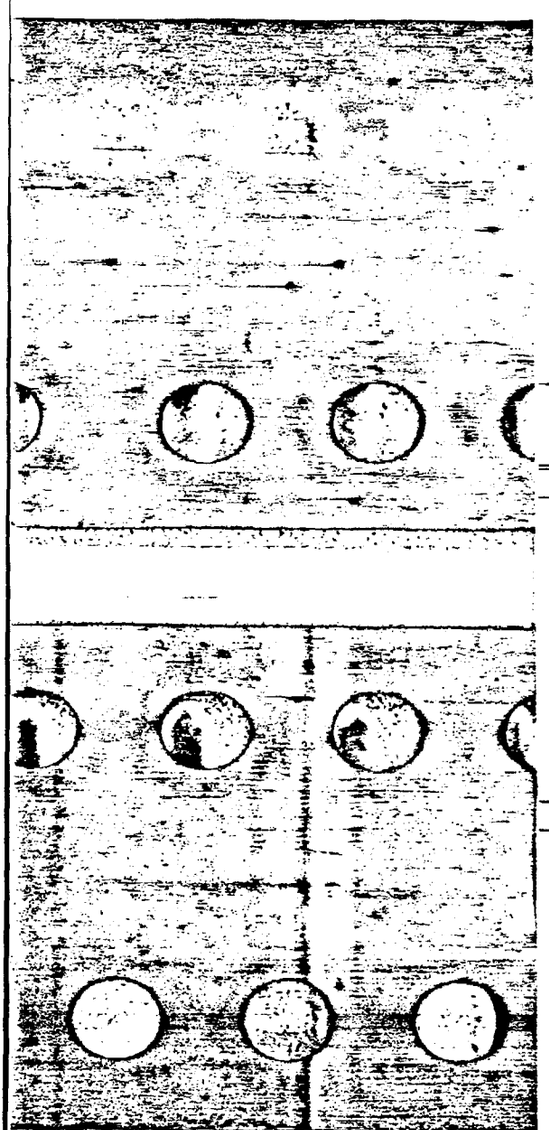
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10256 PG 772

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	58500.00
			CON TX	216.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	225.45
			CHECK	225.45
11/12/96	01		08:29 0001	0399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245740
IDENTIF. # REFERENCE

96 NOV 12 AM 8:29

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

No. 1087295