40-A

BOOK 10271 PG 932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Owen W. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 1996

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen W. Ferguson (NAME)	New Owner (NAME)	Map 034-01
P. O. Box 649 (ADDRESS)	(ADDRESS)	Parcel 050
Hendersonville, Tennessee 37075 (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, Walter D. Vandegrift, Jr. and wife, Pat Vandegrift

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen W. 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. 26 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for said County.

Said Lot No. 26, which is a corner lot, fronts 85 feet on the northeasterly margin of Wren Road and fronts 309.0 feet on the northwesterly margin of Glancy Street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 74 feet on the northeasterly line and 331.0 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Walter D. Vandegrift, Jr. and wife, Pat Vandegrift by deed from First Tennessee Bank, Gallatin, a Tennessee Banking Corporation, of record in Book 6119, page 415, Register's Office for Davidson County, Tennessee.

9602 11/26 0101 03CHECK 1285.50

unimproved ( )
This is improved (X) property, known as 854 Wren Road/125 Glancy Street, Goodlettsville, Tennessee 37072
(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 our hand S this 26th day of November, 19 96

Walter D. Vandegrift, Jr.

Pat Vandegrift

96 NOV 26 PM 1:50
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE

025041 1

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 Walter D. Vandegrift, Jr. and wife, Pat Vandegrift

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 Nashville, Tennessee, this 26th day of November 19 96

Commission expires 9/18/99

Notary Public

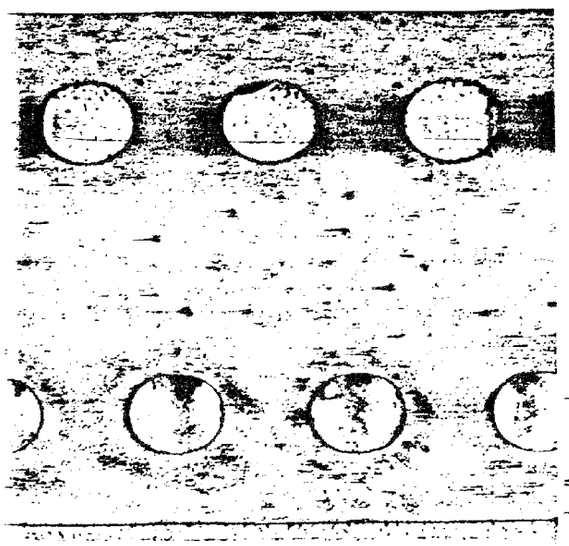
STATE OF TENNESSEE
COUNTY OF

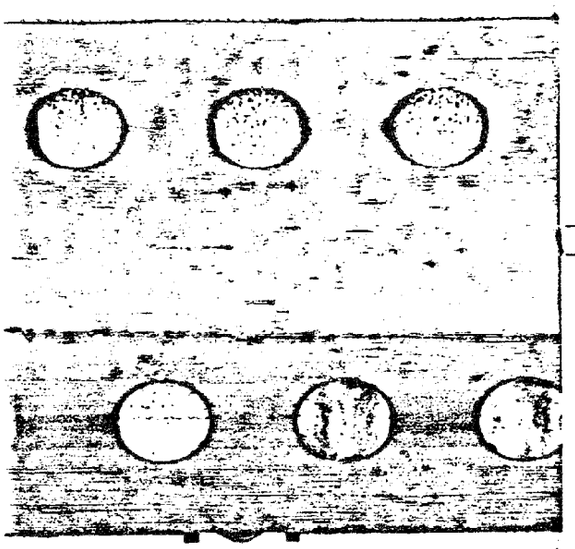
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 10271 PG 934

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	345000.00
			CON TX	1276.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1285.50
			CHECK	1285.50
11/26/96	01		13:51 0001	9602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02504111
IDENTIF. & REFERENCE

96 NOV 26 PM 1:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092288