BOOK 10299 PG 692

WARRANTY DEED

FROM: Melvin Wayne Young,
Executor of the Estate of
Clifford M. Ferriss, Jr.

TO: Barbara Sue Ferriss

This instrument was prepared by:
L. R. DeMarco
Rutherford, DeMarco & White
Suite 400, Washington Square
214 Second Avenue North
Nashville, TN 37201-1602

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Barbara Sue Ferriss 4817 McCool Road Nashville, TN 37218	SAME	48 168 PW

A F F I D A V I T

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed to and sworn to before me this 10th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 3-25-2000

0255848
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 8:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5702 12/16 0101 03CHECK 235.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Melvin Wayne Young, Executor of the Estate of Clifford M. Ferriss, Jr., hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Barbara Sue Ferriss, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Two tracts of land in Davidson County, Tennessee described as follows:

TRACT NO. 1: Land in the 13th Civil District of Davidson County, Tennessee being Tract No. 1 as shown on a survey prepared by Petty & Petty, dated May 24, 1973, as follows:

Beginning on an iron pipe in the north boundary of McCool Road and being 891 feet from an iron pipe in the east edge of Eatons Creek Road and runs as follows: North 18 - 12 West 322 feet with Brown line to an iron pipe; North 63 - 50 East 505 feet passing through small cemetery to an iron pipe; South 23 - 55 East 241 feet with the West line of Tract No. 2 to an iron pipe at _____ northeast corner; South 66 - 23 West 442 feet with the fence to an iron pipe; South 24 - 16 East 100 feet with the fence to an iron pipe in the North boundary of McCool Road, South 65 - 10 West 95 feet with the north boundary of McCool Road to the beginning, containing 2.92 acres, more or Less.

Being the same property conveyed to Clifford M. Ferriss by deed from James E. Brown and wife Carolyn Faye Brown, of record in Book 4832, page 570, Register's Office for said county.

TRACT NO.2: Lane in the 13th Civil District of Davidson County, Tennessee, being described according to a survey by George E. Watkins, surveyor, dated April 29, 1972, as follows:

Beginning at a spike in the center of McCool Road, said spike being 320 feet northeastwardly from the intersection of the centerline of McCool Road and the easterly margin of Eatons Creek Road, as measured along the center line of the said McCool Road, thence, leaving the said centerline of McCool Road North 18 deg. 05' West 335.31 feet to an iron pin in the southerly line of the Cothrons property; thence, continuing with the southerly line of the said Cothrons property, North 64 deg. East 226 feet to an iron pin; thence leaving the said southerly line of the Cothrons property, south 18 deg. 13' East 341.2 feet to a point in the center of McCool Road; thence Continuing with the said centerline of McCool Road, South 65 deg. 30' West 226 feet to the point of beginning.

Being the same property conveyed by deed from James E. Brown and wife Carolyn Faye Brown, to Clifford M. Ferriss, of record in Book 4832, page 570, Register's Office for Davidson County, Tennessee.

BOOK 10290 PAGE 694

Clifford M. Ferriss and Clifford M. Ferris, Jr., are one and the same person. Clifford M. Ferriss died in Davidson County, Tennessee, on February 20, 1994. His will was probated in the Probate Court of Davidson County, Tennessee, under Docket Number 94P-370. Order authorizing sale of this real property was approved in the Probate Court on June 5, 1996.

This is improved property known as 4817 McCool Road, Nashville, Tennessee 37218,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it. I do further covenant and bind myself, as executor of the estate Melvin Wayne Young, to warrant and forever defend the title to the said land to the Grantee, her 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 10th day of December, 1996.

MELVIN WAYNE YOUNG,
Executor of the Estate of
Clifford M. Ferriss, Jr.

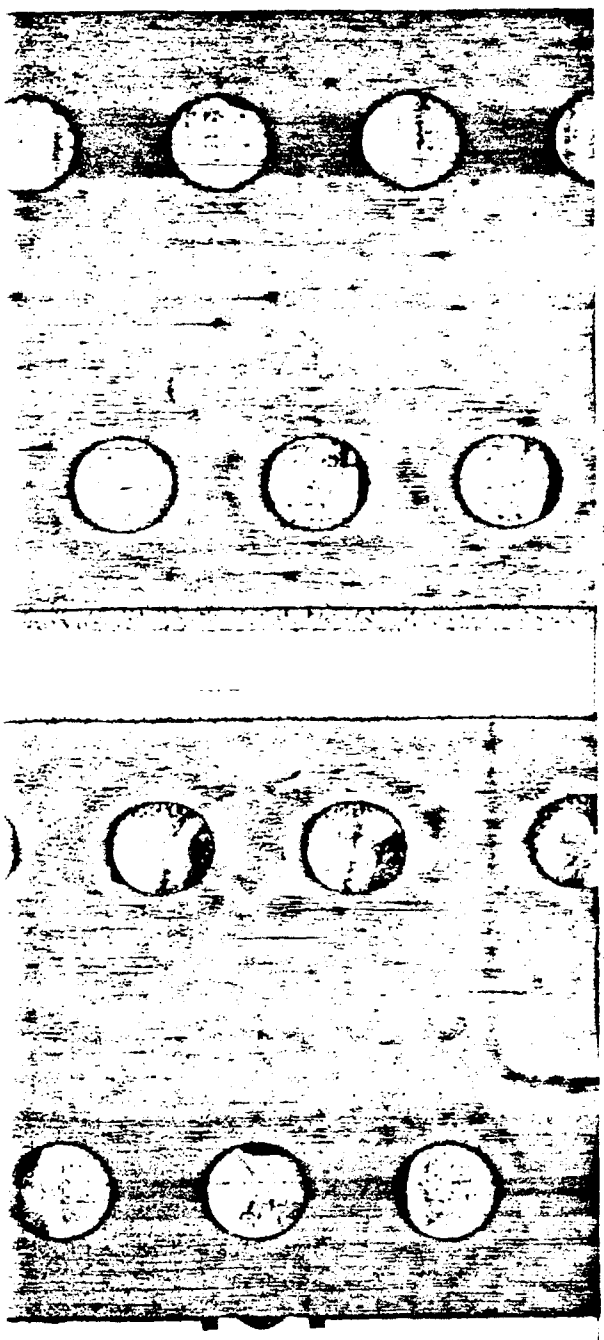
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, L. R. DeMarco, a Notary Public of said County and State, MELVIN WAYNE YOUNG, Executor of the Estate of Clifford M. Ferriss, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 3-25-2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10293 PG 695

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
			WDEED	12.00
			TOTAL	235.00
			CHECK	235.00
12/16/96	01		08:42 0001	5702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255848
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 8:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098319