50b

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203 BOOK 10327 PG 494	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 97 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Ferguson (NAME)	owner (NAME)	104-9-K-214CO
3818 West End Avenue #214 (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, Carolyn D. Welden, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Ferguson and wife, Carole S. 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 Unit No. 214, The Montclair, as described in the Master Deed establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Unit, ad described in the Master Deed, as amended.

BEING the same property conveyed Carolyn D. Welden by deed from BancBoston Mortgage Corporation, a Florida Corporation, of record in Boo;k 7927, page 641, Register's Office for Davidson County, Tennessee.

026411 IDENTIFICATION REFERENCE

97 JAN 23 PM 12:30 REGISTER'S OFFICE DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue #214, Nashville, Tennessee 37205
(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 21st day of January 19 97

Carolyn D. Welden

Carolyn D. Welden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10327 PG 495

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn D. Welden, an unmarried person

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 21st day of January, 19 97

Commission expires 5-5-97

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

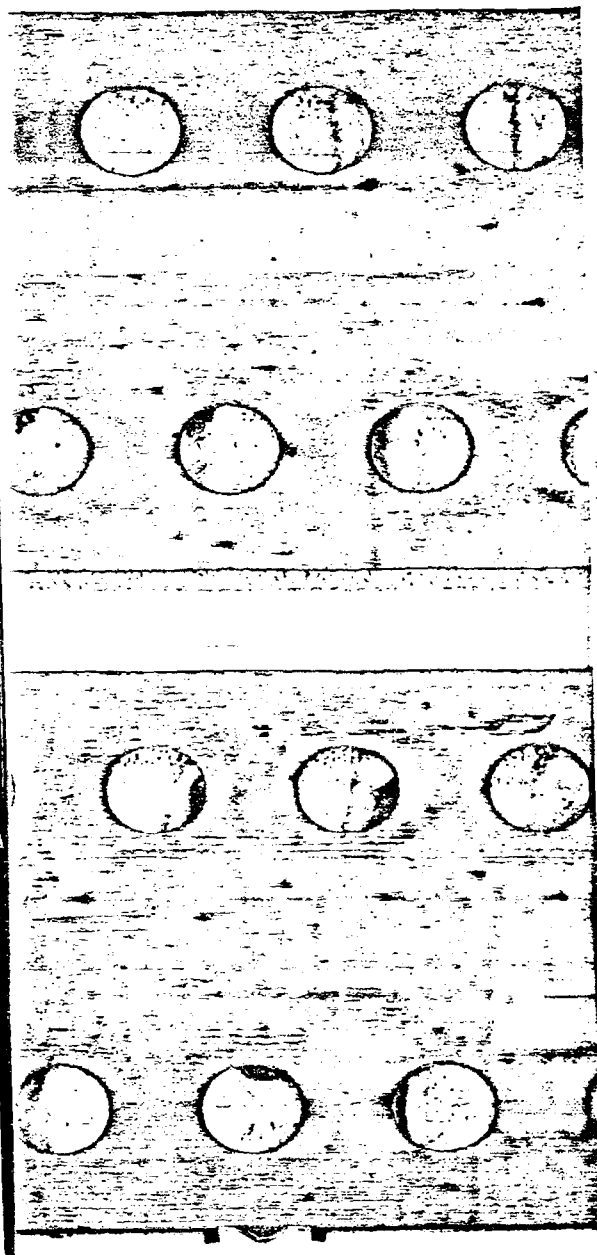
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

7232 01/23 01:01 03CHECK 528.85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10327 PG 496

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	140500.00
			CON TX	519.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	528.85
			CHECK	528.85

01/23/97 01 12:32 0001 7232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026641 I
IDENTIFICATION REFERENCE

97 JAN 23 PM 12:30

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1109212