BOOK 10362 PG 350

9A

This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
PDS Partnership c/o Boyd Adams 2204 Selma Avenue Nashville, Tennessee 37214	same	Map-Par. 95-15-5

For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, JACK E. FERGUSON, MATTIE F. FOUBARE, JENNIE V. FERGUSON, ROBERT S. FERGUSON and DONNA LOUISE FERGUSON PAYNE, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said PDS PARTNERSHIP, hereinafter referred to as Grantee, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Davidson County, Tennessee, and being bounded on the west by Templeton; on the north by Elm Hill Pike, Bobby Howard and Emma White; on the east by McGavock Pike; on the south by Old Elm Hill Pike and being more particularly described as follow:

Beginning at an iron pin corner common with Templeton in the north right-of-way line of Old New Elm Hill Pike, said pin being located easterly, 90.08 feet from the east right-of-way return of Ermac Drive;

Thence north 24 degrees 41 minutes 35 seconds east, 76.37 feet to an iron pin corner common with Templeton and Bobby Howard in the south right-of-way line of Elm Hill Pike and in the center of Sim's Branch;

Thence with Bobby Howard and center of Sim's Branch the following bearings and distances: south 12 degrees 6 minutes 52 seconds east, 56.14 feet to a point; thence south 76 degrees 31 minutes 2 seconds east, 63.46 feet to a point; thence north 83 degrees 7 minutes 34 seconds east, 113.28 feet to a point; thence south 42 degrees 28 minutes 25 seconds east, 67.45 feet to a point, a corner common with Bobby Howard and Emma White.

Thence with Emma White and the center line of Sim's Branch, the following bearings and distances: south 23 degrees 16 minutes 53 seconds east, 87.36 feet to a point; thence, south 49 degrees 19 minutes 38 seconds east, 150.98 feet to a point; thence, north 89 degrees 26 minutes 12 seconds east, 57.66 feet to a point; thence, north 57 degrees 23 minutes 18 seconds east, 53.54 feet to a point; thence, south 75 degrees 38 minutes 33 seconds east, 42.29 feet to a point; thence, south 56 degrees 11 minutes 5 seconds east, 47.86 feet to a point, thence, south 61 degrees 27 minutes 30 seconds east, 85.59 feet to an iron pin corner common with Emma White in the west right-of-way line of McGavock Pike;

Thence, with the west right-of-way line of McGavock Pike, south 29 degrees 18 minutes 35 seconds west, 20.06 feet to an iron pin;

Thence, on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 82 degrees 18 minutes 2 seconds, the chord of which is south 70 degrees 27 minutes 36 seconds west, 32.90 feet, along the curve distance of 35.91 feet to an iron pin corner in the north right-of-way line of Old Elm Hill Pike;

Thence, with the north right-of-way line of Old Elm Hill Pike, the following bearings and distances: north 68 degrees 23 minutes 23 seconds west, 64.54 feet to a point; thence on a curve to the left, the radius of which is 727.80 feet, the central angle of which is 11 degrees 46 minutes 2 seconds, the chord of which is north 74 degree 16 minutes 24 seconds west, 149.21 feet, along the curve distance of 149.47 feet to a point;

Thence, north 80 degrees 9 minutes 25 seconds west, 55.65 feet to a point; thence on a curve to the right, the radius of which is 605.00 feet, the central angle of which is 14 degrees 8 minutes 00 seconds, the chord of which is north 73 degrees 5 minutes 25 seconds west, 148.86 feet, along the curve distance of 149.24 feet to a point;

Thence, north 66 degrees 1 minute 25 seconds west, 285.18 feet to the point of beginning.

Containing 1.352 acres, more or less.

Being the same property conveyed to JACK E. FERGUSON, MATTIE F. FOUBARE, OPHELIA F. KERLEY, JENNIE V. FERGUSON, ROBERT S. FERGUSON AND DONNA LOUISE FERGUSON PAYNE, AS THEIR INTERESTS MAY APPEAR by deed from JAMES C. DALE, III, SUBSTITUTE TRUSTEE of record in Book 8651, page 190, said Register's Office, the said OPHELIA F. KERLEY having since died. THE WILL OF OPHELIA F. KERLEY of record in Will Book 188, Page 718, Davidson County Probate Court Clerk's Office devised her interest in the subject property to MATTIE FOUBARE.

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, its heirs and assigns, forever; and we do covenant with the Grantee 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 Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me, this the 27 day of February, 1997.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~My Commission Expires:~~

This is unimproved property known as 2418 Old Elm Hill Pike, Nashville, Tennessee.

Whenever 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 26th day of February, 1997.

Jack E. Ferguson
JACK E. FERGUSON

Mattie F. Foubare
MATTIE F. FOUBARE

Jennie V. Ferguson
JENNIE V. FERGUSON
By Jack E. Ferguson

Robert S. Ferguson
ROBERT S. FERGUSON
By Jack E. Ferguson

Donna Louise Ferguson Payne
DONNA LOUISE FERGUSON PAYNE
By Jack E. Ferguson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JACK E. FERGUSON, the bargainor, 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 and official seal at Lebanon Tennessee, this 26th day of February, 1997.

James C. Dale III
Notary Public

My Commission Expires: 7/25/98

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 MATTIE F. FOUBARE, 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 25th day of February, 1997.

James C. Dale III
Notary Public

My Commission Expires: 7/25/98

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK E. FERGUSON, 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 in behalf of JENNIE V. FERGUSON, ROBERT S. FERGUSON and DONNA LOUISE FERGUSON PAYNE, and acknowledged that he executed the same as the free act and deed of JENNIE V. FERGUSON, ROBERT S. FERGUSON and DONNA LOUISE FERGUSON PAYNE, for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this 26th day of February, 1997.

James C. Dale III
Notary Public

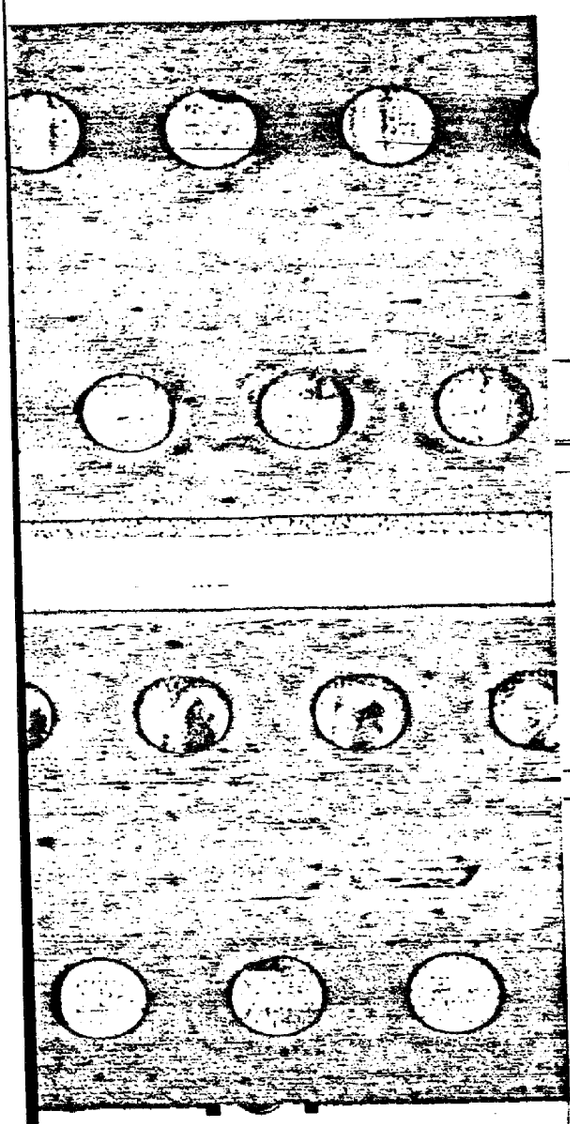
My Commission Expires: 7/25/98

0277009
IDENTIFICATION REFERENCE

97 FEB 27 PM 1:59

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0651 02/27 0101 03CHECK 54.00



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 354

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 16.00
TOTAL 54.00
CHECK 54.00

02/27/97 01 14:00 0001 0651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277009
IDENTIF. ↑ REFERENCE

97 FEB 27 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121065