Re-recorded to add second notary section, and to add information to the derivation clause.

BOOK 9799 PG 60

PREPARED BY:

RETURN TO:

BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

X Jack W Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David J. Waynick, Attorney, 211 Donelson Pike, Suite 4, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie W. Howard (NAME)	Boatmen's National Mortgage (NAME)	128-11-10
536 Holt Valley Road (ADDRESS)	4041 Knight Arnold Rd. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (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, Lorene Morgan Ferguson, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie W. Howard and wife, Gina M. Perez Howard

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. 31 on the Plan of Holt Meadows, of record in Plan Book 4300, Page 174, Register's Office for said County.

SAID Lot No. 31 fronts 70.00 feet on the northwesterly margin of Holt Valley Road and extends back 145.46 feet on the northeasterly line and 144.00 feet on the southwesterly line to a broken line in the rear, measuring 70.02 feet thereon.

Being the same property conveyed to John W. Morgan and wife, Artie Lorene Morgan by deed from Hendley, Whiteside and Patterson, A Partnership composed of Robert B. Hendley, Douglas C. Whiteside and James T. Patterson of record in Book 4879, Page 664 Register's Office for Davidson County, Tennessee. **

Subject to The Plan of Record in Book 4300, Page 174, said Register's Office, shows an owner's certificate a 30 foot minimum building setback line from Holt Valley Rd. and a 52.50 foot easement for public utility and drainage purposes along the rear line of said lot.

**Artie Lorene Morgan has since married* and is now known as Lorene Morgan Ferguson. C.A. Ferguson joins this execution to convey any marital rights he may have in subject property by virtue of his marriage to Lorene Morgan Ferguson.

* since the death of John W. Morgan

RE-RECORD
BOOK 10367 PG 395

95 SEP 19 PM 3:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0101742

unimproved ( )
This is improved (X) property, known as 536 Holt Valley Road, Nashville, TN 37221
(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 25th day of August 19 95

X Lorene Morgan Ferguson
Lorene Morgan Ferguson

X C A Ferguson

BOOK 9799 PG 61

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 Lorene Morgan Ferguson

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 August 19 95

Commission expires May 30, 1999

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

RE-RECORD
BOOK 10367 PG 396

2311 03/04 0101 03CHECK 8.00

5686 09/19 0101 03CHECK 397.50

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 C. A. 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 seal at Nashville, Tennessee, this 25th day of August, 1995.

My Commission Expires:
May 30, 1999

Notary Public

(SEAL)

IDENTIF. & REFERENCE 027854O

97 MAR -4 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD