BOOK 10628 PG 924

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **30th** day of **September, 1997** between **Terry Eugene, Sr. Ferguson, and wife, and Connie Elaine Ferguson** , GRANTORs, and **Juanita Lee, unmarried**, as GRANTEE.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

**Being Lot No. 32 in the Subdivision of P.S. Stump, deceased, lands a plan of which is of record in Book 2, page 74, of the Chancery Court of Nashville, Davidson County, Tennessee.**

**Said Lot No. 32 fronts 50 feet on the North side of Nevada, formerly Third Avenue, and runs back in a northerly direction between parallel lines, 150 feet to a 20 foot alley in the rear.**

**Being the same property conveyed to Terry Eugene Ferguson, Sr. and Connie Elaine Mangrum, by deed from Mildred Tucker Martin Gentry and W. B. Gentry of record in Deed Book 8646, page 265, Register's Office for Davidson County, Tennessee.**

**Subject to any all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 2, page 74, Register's Office for Davidson County, Tennessee.**

**Connie Elaine Mangrum and Connie Elaine Ferguson being one and the same person.**

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, their heirs and assigns, forever; and we do covenant with said 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

Terry Eugene Ferguson Sr.
**Terry Eugene, Sr. Ferguson,**

Connie Elaine Ferguson
**Connie Elaine Ferguson,**

97 OCT -1 PM 2:24
FELIX A. ... REGISTER
DAVIDSON CO. TN.

0354330
IDENTIFICATION REFERENCE

BOOK 10628 PG 925

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Eugene, Sr. Ferguson and Connie Elaine Ferguson, the bargainors, with whom I am personally acquainted (or proved to be 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 this30th day of September, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $44,500.00

Affiant

Subscribed and sworn before me this 30th day of September, 1997

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

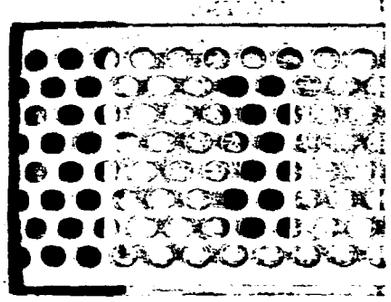
Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Juanita Lee
4008 Nevada Avenue
Nashville, Tennessee 37209

Send Tax Bills To:
NationsBanc Mortgage Corp.
2059 Northlake Parkway
Tucker, GA 30084

Map & Parcel No.
Map 91-16 Parcel 335

4859 10/01 0101 02CHECK 173.65



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

RECEIVED OF _____

FOR _____

BOOK 10628 PG 926

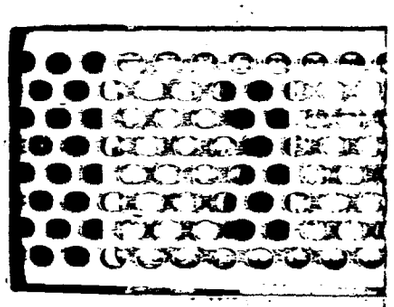
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 44500.00
CON TX 164.65
PRFEE 1.00
WDEED 8.00
TOTAL 173.65
CHECK 173.65

10/01/97 01 14:26 0001 4859

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0354330
IDENTIF. # REFERENCE
97 OCT -1 PM 2:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1204214