[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Par G. Boyd	[First Union Mortgage	[ ]
[329 Summit Ridge Circle	[Corporation	[Map 131-05]
[Nashville, Tennessee 37215	[1410 Commonwealth Rd.	[Parcel 329.00]
[	[Wilmington, NC 28403	[ ]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 97-10-4783]

WARRANTY DEED

BOOK 10769 PG 518

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Wilkie D. Ferguson, Jr. and wife, Betty T. Ferguson and Tawnicia E. Ferguson, unmarried (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Par G. Boyd, a single person, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 329 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilkie D. Ferguson, Jr. and wife, Betty T. Ferguson and Tawnicia E. Ferguson by Warranty Deed from J. Scott Wilson of record in Book 9647, page 003, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 329 Summitt Ridge Circle, Nashville, Tennessee, 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for [this transfer is $87,500.00.

Affiant

[Subscribed and sworn to before me this [26th day of January, 1998.

Notary Public

[My Commission Expires: 3-6-99

6199 01/27 0101 03 CHECK 332.75

NOTARY PUBLIC DICKSON CO. TENN LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of January, 1998.

Wilkie D. Ferguson, Jr.
Wilkie D. Ferguson, Jr.
by: Tawnicia E. Ferguson
Attorney in Fact

Betty T. Ferguson
Betty T. Ferguson
by: Tawnicia E. Ferguson
Attorney in Fact

Tawnicia E. Ferguson
Tawnicia E. Ferguson

BOOK 10769 PG 819

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 bargainors, Tawnicia E. Ferguson with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 26th of January, 1998.

My Commission Expires: 3-6-99 NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of January, 1998, before me personally appeared Tawnicia E. Ferguson, to me known to be the person who executed the foregoing instrument on behalf of Wilkie D. Ferguson, Jr. and who acknowledged that he executed the same as the free act and deed of the said Wilkie D. Ferguson, Jr.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of January, 1998.

My Commission Expires: 3-6-99 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of January, 1998, before me personally appeared Tawnicia E. Ferguson, to me known to be the person who executed the foregoing instrument on behalf of Betty T. Ferguson and who acknowledged that he executed the same as the free act and deed of the said Betty T. Ferguson.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of January, 1998.

My Commission Expires: 3-6-99 Notary Public

98 JAN 27 AM 10:44
DAVIDSON COUNTY TN.

IDENTIFICATION REFERENCE
013993966

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10769 PG 820

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75
01/27/98 01 10:47 0001 6199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393966
IDENTIFICATION REFERENCE

98 JAN 27 AM 10:44

REGISTER
DAVIDSON COUNTY, TN.

No.1246794