PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39548
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John D. Ferguson Carole S. Ferguson 3818 West End Ave, #104 Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-09-K-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis Forrest Conner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John D. Ferguson and spouse, Carole S. Ferguson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 954, and as set forth in the Master Deed and By-Laws of record in Book 7332, Page 380, as amended in Book 7902, Page 113, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Lewis H. Conner, Jr., by deed from BancBoston Mortgage Corporation, a Florida Corporation of record in Book 7925, Page 549, Register's Office for said County. By Quitclaim Deed of record in Book 9100, Page 344, said Register's Office, the said Lewis H. Conner, Jr., and wife, Ashley W. Conner conveyed their interest in subject property to Lewis Forrest Conner.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7332, Page 380, as amended in Book 7902, Page 113, and Book 6846, Page 838, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This conveyance is subject to reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, Page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction, of record in Book 6881, Page 926, and by Second Deed of Confirmation and Correction, of record in Book 7902, Page 109, said Register's Office; Easement granted by Monclair Condominiums Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, Page 145, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3818 West End Ave, #104, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 1998.

Lewis Forrest Conner

Lewis Forrest Conner

7173 01/29 0101 03CHECK 749.00

State of Tennessee
County of Davidson

On this 28th day of January, 1998, before me the undersigned authority, personally appeared **Lewis Forrest Conner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200000.00

Affiant

Sworn and subscribed before me on the 28th day of January, 1998.

Notary Public

My Commission Expires: _____

GREGORY PATRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

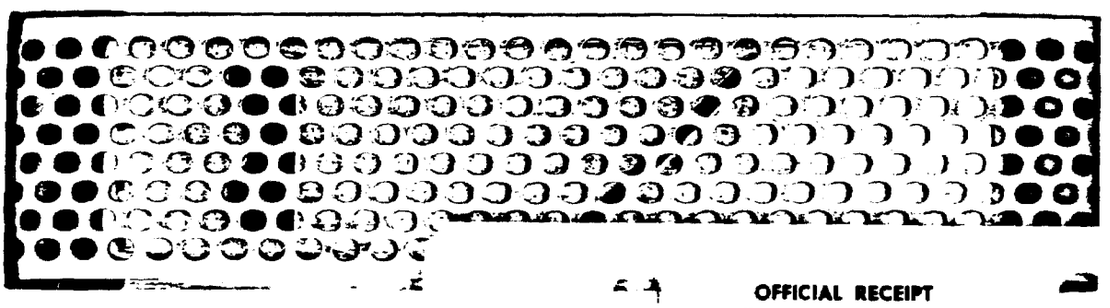
My Commission Expires MAY 23, 1998

98 JAN 29 AM 11:43

113948 15

IDENTIFICATION REFERENCE

Wldoc: Deed Wty—12/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

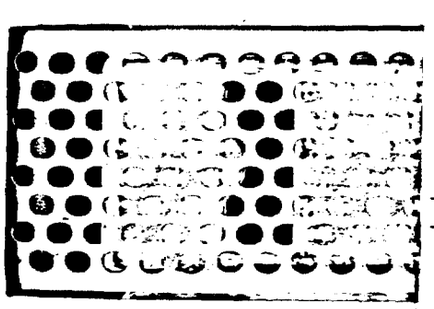
RECEIVED OF _____

FOR _____

BOOK 10773 PG 341

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 200000.00

CON TX 740.00

PRFEE 1.00

WDEED 8.00

TOTAL 749.00

CHECK 749.00

01/29/98 01 11:46 0001 7173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0394875

IDENTIFICATION REFERENCE

98 JAN 29 AM 11:44

No. 1247753