BOOK 10836 PG 235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,900.00
James Ferguson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF March 19 98
Deanie L. Gregory
Notary Public
MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ferguson (NAME)	Same as New Owners (NAME)	MAP 81
1921 North 11th Avenue (ADDRESS)	(ADDRESS)	GROUP 7
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 429

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, Charles C. Harris and wife, Barbara B. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ferguson and wife, Hazel Ferguson

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. 29 on the Plan of Williams and Valentino's Subdivision of Lots Nos. 3 and 4 of the Woodard Property, as of record in Plan Book 2, Page 33, Chancery Court at Nashville, Tennessee.

Said Lot No. 29 fronts fifty feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles C. Harris and wife, Barbara B. Harris, by Warranty Deed from Avco Financial Services of Tennessee, Inc. of record in Book 10357, Page 616, Register's Office for Davidson County, Tennessee.

98 MAR 13 AM 10:05

04111723

This is improved (X) unimproved ( ) property, known as 1921 North 11th Avenue, Nashville, TN 37208
(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 our hand s this 5th day of March 19 98

Charles C. Harris
Charles C. Harris

by: Susan Greene
Susan Greene, Attorney-in-Fact

Barbara B. Harris
Barbara B. Harris

by: Susan Greene
Susan Greene, Attorney-in-Fact

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 Charles C. Harris and wife, Barbara B. Harris

the bargainor S, with whom I am personally acquainted or proved to me 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 at Madison, Tennessee, this 5th day of March 19 98.

Commission expires May 23, 1998

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

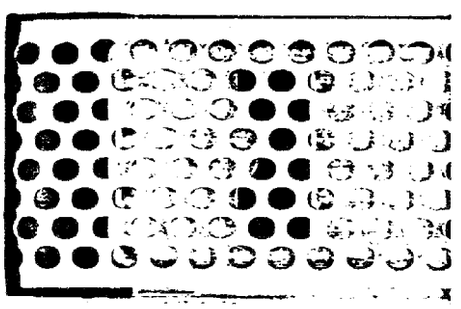
On this 5th day of March, 1998, before me personally appeared Susan Greene to me known to be the person who executed the foregoing instrument on behalf of Charles C. Harris and wife, Barbara B. Harris and acknowledged that she executed the same as the free act and deed of the said Charles C. Harris and wife, Barbara B. Harris.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of March, 1998.

Commission expires: 5/23/98

Diane L. Gregory
Notary Public

5306 03/13 0101 03CHECK 234.33



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

RECEIVED OF _____

FOR _____

BOOK 10836 PG 237

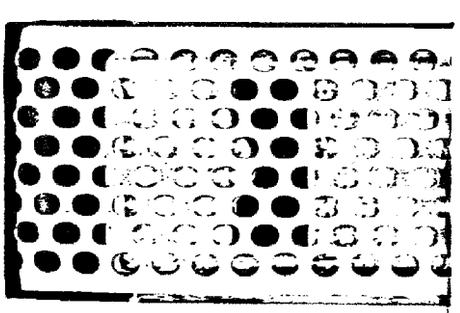
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60900.00
CON TX 225.33
PRFEE 1.00
WHEED 8.00
TOTAL 234.33
CHECK 234.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/98 01 10:04 0001 5306



98 MAR 13 AM 10:06

0411723
IDENTIFICATION REFERENCE

No. 1265683