Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 10908 PG 376

39-B
File #98-1252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy A. Oxford, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Verna H. 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:**

Being Lot No. 2-B, Zone Lot Division of Lot 2, Haden Subdivision, as recorded in Book 7900, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Judy A. Oxford by deed from B. B. Doubleday, Jr of record in Book 8790, Page 692, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1807 Haden Court, Nashville, TN 37215

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of April, 1998

Judy A Oxford

Judy A. Oxford

0431662
IDENTIF. ↑ REFERENCE

98 APR 30 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[redacted]

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State of Tennessee)
County of Davidson)

On this the 30th day of April, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Judy A. Oxford**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$119,900.00**.

Judy A Oxford
Affiant

Sworn and subscribed before me on this the 30th day of April, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Verna H. Ferguson
1807 Haden Court
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
131-3-260

0655 04/30/1998 01:01 03CHECK 452.6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10908 PG 378

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	
				119900.00
			CON TX	443.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	452.63
			CHECK	452.63

04/30/98 01 13:02 0001 0655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0431662
IDENTIF. # REFERENCE

98 APR 30 PM 1:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286740