BOOK 11003 PAGE 425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 1998.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires NOV. 25, 2000 (AFFIX SEAL)

DANA S. HALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bart R. Comiskey	Mortgage Investors Group, L.P.	84-6-22
(NAME) 105 Rustic Court	(NAME) 320 N. Cedar Bluff Road; Ste 200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DWANE L. FERGUSON AND WIFE, KAREN S. FERGUSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BART R. COMISKEY**, MARRIED, 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. 134 on the Plan of Sunny Acres, Section V, of record in Book 3300, Page 15, R.O.D.C., Tennessee, to which plan reference is hereby made for a more complete description.

There is also included in this conveyance an easement for ingress and egress over and upon that portion of Lot No. 147 lying adjacent to the lot herein conveyed upon which a causeway and bridge is constructed. The said easement begins at the front lot line between Lots 147 and 134, and continues easterly crossing a bridge and to a point 35 feet from the terminus of said bridge, at which point said easement curves to the left, to a point in the line between said two lots.

Being the same property conveyed to Dwane L. Ferguson and wife, Karen S. Ferguson by deed from Stanley H. Martin and wife, Betty G. Martin of record in Book 9035, Page 659, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 105 Rustic Court, Nashville, TN 37214

(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 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 my/our hand(s) this 29th day of June, 1998.

Dwane L. Ferguson

Dwane L. Ferguson

Karen S. Ferguson

Karen S. Ferguson

98 JUL -2 AM 9:54
FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 045811.6

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 Dwane L. Ferguson and wife, Karen S. Ferguson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 29th day of June, 1998

Commission expires:

Dana Summarell

Notary Public

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

6943 07/02 0101 CHECK 689.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 427

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
184000.00
CON TX 680.80
PRFEE 1.00
WDEED 8.00
TOTAL 689.80
CHECK 689.80
07/02/98 01 09:54 0001 8913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458116
IDENTIF. & REFERENCE

98 JUL -2 AM 9:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.1314686