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Map: 104-16

Parcel: 308

# Warranty Deed

Address of New Owner(s)

J. D. Jordan, Trustee
P. O. Box 22196
Nashville, Tennessee 37202

Send Tax Bills To:

Same

This Instrument Prepared By:

J. D. Jordan
P. O. Box 22196
Nashville, Tennessee 37202

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $80,000.

Affiant

Subscribed and sworn to before me this 20 day of November, 1998.

Notary Public

My Commission Expires May 27, 2001

98 NOV 23 PM 2:19
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 05159918

For and in Consideration of the sum of EIGHTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I John M. Ferguson, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to J. D. Jordan, Trustee, his successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Avalyn Place, as of record in Book 161, page 150, Register's Office for Davidson County, to which reference is made for a more particular description. This property description was obtained from the prior deed of record referenced below.

Being the same property conveyed to Grantor by warranty deed from the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C., of record in Deed Book 9012, Page 140, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1504 Compton Avenue, Nashville, Tennessee 37212.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 20 day of November, 1998.

John M. Ferguson
JOHN M. FERGUSON

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named JOHN M. FERGUSON, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of November, 1998.

J. Terry Price
NOTARY PUBLIC

My Commission Expires May 27, 2001

0619 11/23 0101 03CHECK 307.00

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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 80000.00 |
| | | | | CON TX 296.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 307.00 |
| | | | | CHECK 307.00 |
| 11/23/98 | 01 | | | 14:18 0001 0619 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 23 PM 2:19

BILL GARRETT REGISTER
DAVIDSON COUNTY TN.

IDENTIF. ↑ REFERENCE 0515918

No. 1375667