BOOK 11305 PAGE 454

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 1999.

Notary Public

My Commission Expires NOV. 25, 2000

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
David A. Zeedar	NationsBanc Mortgage Corporation	84-12-92
(NAME) 2605 Lincoya Drive	(NAME) P.O. Box 790081	
(ADDRESS) Nashville, TN 37214	(ADDRESS) St. Louis, MO 63179-0081	
(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, **JAMES O. FERGUSON AND WIFE, PEGGY H. FERGUSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. ZEEDAR AND WIFE, DONNA J. ZEEDAR** , 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. 68 on the Plan of Lincoya Hills as of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to James O. Ferguson and wife, Peggy H. Ferguson by deed from Ralph Stephens and wife, Deborah A. Stephens of record in Book 8084, Page 935, 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 2605 Lincoya Drive, 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 15th day of January, 1999.

James O. Ferguson
James O. Ferguson

Peggy H. Ferguson
Peggy H. Ferguson

0539091
IDENTIF. & REFERENCE

99 JAN 21 AM 8:49

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5253 01/21 0101 02CHECK 514.20

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 James O. Ferguson and wife, Peggy H. 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 15th day of January, 1999

Commission expires: 5/26/2002

TERRI OLIVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

BOOK 11305 PAGE 455

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11305 PAGE 456

0539091

IDENTIF. # REFERENCE

99 JAN 21 AM 8:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	136000.00
CON TX	503.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	514.20
CHECK	514.20

01/21/99 01 08:47 0001 5253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414678