WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Don P Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don P. Ferguson (NAME)	New South Federal Savings Bank (NAME)	MAP 52-7
608 Larkin Springs Road (ADDRESS)	110 Glancy Street, Suite 114 (ADDRESS)	PARCEL 20
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Winafred R. Kelley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don P. Ferguson and wife, Barbara B. 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. 26 in Block "A" and being the easterly 100 feet of Lot No. 15 in Block "A" on the unrecorded plan of Homeacres as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939. Said Lot No. 26 fronts 100 feet on the west side of Larkin Springs Road and runs back between lines 344 feet on the northerly line and 340.7 feet on the southerly line to the easterly line of said Lot No. 15 on which it measures 100 feet. Said easterly part of Lot No. 15 adjoins Lot No. 26 and runs back between lines 100 feet to a dead line in the rear on which it measures 100 feet.

Being the same property covneyed to George T. Kelley and Winafred R. Kelley by Quitclaim Deed from Winafred D. Rushing Kelley of record in Book 6916, page 535, said Register's Office. George T. Kelley died leaving Winafred R. Kelley as his surviving spouse.

Larry P. Kelley executed this instrument on behalf of Winafred R. Kelley pursuant to a Power of Attorney of record in Book 11060 , page 13 Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1999 real property taxes which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 608 Larkin Springs Road, Madison, TN 37115
(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 my hand this 28th day of May 19 99

Winafred R. Kelley by Larry P. Kelley Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ and _____ the within named bargainor, and corporation, and that _____ as such _____ 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

4332 06/02 0101 03CHECK 473.50

State of Tennessee
County of Davidson

On this 28th day of May, 1999, before me personally appeared Larry P. Kelley to me known to be the person who executed the foregoing instrument on behalf of Winafred R. Kelley and who acknowledged that he executed the same as the free act and deed of the said Winafred R. Kelley.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 1999.

My Commission Expires:

_____
Notary Public

0594791
RECORDED AS REFERENCE
99 JUN-2 PM 5:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
MAIL TAX

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11508 PG. 112

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

0594791

IDENTIFICATION REFERENCE

99 JUN -2 PM 5:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

06/02/99 01 17:27 0001 4332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468853