50-B

P4

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11611 PAGE 733

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 258,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: Sept 23, 2000
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey M. Stern	Southeastern Mortgage	103-12/62
(NAME)	(NAME)	
204 Cherokee Road	115 29th Avenue, South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37212	
(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, John B. Fergus and wife, Claudette L. Fergus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey M. Stern

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. 33 of Block "I" on teh Plasn of Cherokee Park, Third Section and of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee

Said Lot No. 33 fronts 60 feet on the easterly side of Cherokee Road, and runs back 135.91 feet on the northerly line and 136.12 feet on the southerlyline to a dead line measuring 60 feet thereon.

Being the same property conveyed to John B. Fergus and wife Claudette L. Fergus by deed from Jeanne Durrett Milburn, Daniel D. Payne, David Charles Payne, Michael D. Payne, Nancy Dana Payne and Jeanne Payne Foutch as of record in Book 8820, page 273, said Register's Office.

99 AUG -9 PM 12:36
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
062899

unimproved ( )
This is improved (X) property, known as 204 Cherokee Road, Nashville, Tennessee 37205
(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 our hand s this 6th day of August, 19 99

John B. Fergus

John B. Fergus

Claudette L. Fergus

BOOK 11611 PAGE 734

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 John B. Fergus and wife, Claudette L. Fergus

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 1999.

Commission expires Sept 23, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

3490 08/09 0101 03CHECK 967.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11611 PAGE 735

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

0621899

* IDENTIF. # REFERENCE

99 AUG -9 PM 12:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
258500.00
CON TX 956.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 967.45
CHECK 967.45

08/09/99 01 12:35 0001 3490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501676