WARRANTY DEED

BOOK 11642 PAGE 629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,900.00**

William Terry Ferguson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Terry Ferguson Jr.	**First American National Bank**	**150-3-220**
(NAME) **207 Calypso Court**	(NAME) **First American Center**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37209**	
(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, Gaius Clem and Barbara Mai Clem, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM TERRY FERGUSON JR., 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:

399.13

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Harbor Landing Section 2 of record in Plat Book 6250, Page 352, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gaius Clem and wife, Barbara Mai Clem and Judith A. Butler by deed of record in Book 7883, Page 685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **207 Calypso Court, Antioch, TN 37013**

(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.

06330732
EXHIBIT A REFERENCE
99 AUG 31 PM 1:35
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **16th day of August, 1999**.

Gaius Clem

Gaius Clem

Barbara Mai Clem

Barbara Mai Clem

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STATE OF TENNESS

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gaius Clem and Barbara Mai Clem the bargainors, 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 26th day of August, 1999.

Notary Public

Commission expires: 2-18-01

RUTHERFORD COUNTY, TE
NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 631

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

0630732

IDENTIFICATION REFERENCE

99 AUG 31 PM 1:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAmT
104900.00
CON TX 358.13
PRFEE 1.00
UNEED 0.00
CFEE 2.00
TOTAL 399.13
CHECK 399.13

08/31/99 01 13:35 0001 3005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511059