WARRANTY DEED

Instr:200003280031212 Page: 1 OF 2
REC'D FOR REC 03/28/2000 1:53:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $203.50

BGTC-00-526

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Frances Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE TENNESSEE
My Commission Expires January 26, 2002

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Elkins (NAME)	SunTrust Bank (NAME)	MAP 91-7
5308 Louisiana Avenue (ADDRESS)	201 4th Avenue North, 7th Floor (ADDRESS)	PARCEL 31
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Robert Ferguson and wife, Tresha Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Elkins, unmarried

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:

Being the Westerly Twenty (20) feet of Lot No. Twelve Hundred and Fifteen (1215) and the easterly twenty three and one-third (23 - 1/3) feet of Lot No. Twelve Hundred and Seventeen (1217) of Block 27, Plan No. 2, West Nashville, as of record in Book 57, Page 172, R.O.D.C., Tennessee.

Said parts of said lots join in front together forty-three and one-third (43 - 1/3) feet on the northerly side of Louisiana Avenue, and run back between parallel lines, one hundred and fifty (150) feet to an alley.

Being the same property conveyed to Robert Ferguson and wife, Tresha Ferguson, by Warranty Deed from Christina M.M. Ribbons and husband, John R. Wall, Jr., as of record in Book 11022, Page 998, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5308 Louisiana Avenue, Nashville, TN 37209
(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 & this 23rd day of March, 2000

Robert Ferguson

Tresha Ferguson

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 Robert Ferguson and wife, Tresha Ferguson

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 Brentwood, Tennessee, this 23rd day of March, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires January 26, 2002

Commission expires _____

_____
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 _____.

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
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