RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38775) FILE BOX "7"

Instr:200003290031556 Page: 1 OF 2
REC'D FOR REC 03/29/2000 1:26:12PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $266.40

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$72,000.00

X Naomi R Pritikin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24TH DAY OF MARCH, 2000

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naomi R. Pritikin	Jefferson Heritage Mortgage Co.	91-7-32
5306 Louisiana Avenue	15435 Clayton Road	12W-20080
Nashville, TN 37209	P.O. Box 17	
	Ballwin, MO 63022-0017	

FOR AND IN 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 J. FERGUSON, SR. AND WIFE, TRESHA R. FERGUSON

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

NAOMI R. PRITIKIN, UNMARRIED AND LENA PRITIKIN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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. 1213, the Westerly 13 and 1/3 feet of Lot No. 1211, and the Easterly 5 feet of Lot No. 1215 on the Plan of Block No. 27, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 1213 and parts of Lot Nos. 1211 and 1215 front together 43 and 1/3 feet on the Northerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert L. Ferguson, Sr., and Tresha R. Ferguson, by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington D.C., of record in Book 11159, Page 295, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5306 LOUISIANA AVENUE, NASHVILLE, TN 37209
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 24th day of March, 2000

X _____
ROBERT L. FERGUSON, SR.

X Tresha R. Ferguson
TRESHA R. 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 L. Ferguson, Sr. and wife, Tresha R. Ferguson 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 24th day of March, 2000.

Commission Expires: 5/26/02

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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public