(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Marjorie Cecil Ewin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: 6/16/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/01 12:44 2pgs
Fees:13.00 Taxes:612.35
20010705-0071751

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Cecil Ewin	Marjorie Cecil Ewin	Map 116-13/Parcel 19
(NAME)	(NAME)	
102 Haverford Dr.	same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(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, Hill Ferguson, IV., a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Cecil Ewin, a single person, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of West Meade Farms, Section 3 of record in Book 1835, page 4, Register's Office for said County, Tennessee, and described as follows:

Beginning at point in the northerly margin of Haverford Drive at the corner of Lots 1 and 2; thence with the line between Lots 1 and 2, northeasterly 168 feet to a point; thence southeasterly 98.9 feet to the westerly margin of Harding Road; thence with the margin of the same, southwesterly 142.2 feet, the beginning of a curve; thence around said curve westerly 40 feet to the northerly margin of Haverford Drive; thence with the margin of same; northwesterly 78.9 feet to the point of beginning.

Being the same property conveyed to Hill Ferguson, IV by warranty deed of Marc Bradley Gilmore and wife, Deborah M. Gilmore of record in Book 10439, page 616, Register's Office of Davidson County, Tennessee.

Genevieve F. Ferguson joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) 2001 Metropolitan Davidson County Taxes which have been prorated and assumed by Grantee. Map 116-13 Parcel 19; (2) Subject to all matters appearing of record in Book 1835, page 4, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 102 Haverford Drive, Nashville, TN 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 hands this 25th day of June, 2001.

Hill Ferguson IV

Genevieve F. Ferguson

STATE OF California.

COUNTY OF Santa Clara.

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Hill Ferguson, IV and Genevieve F. Ferguson, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sunnyvale, CA this 21 day of June, 2001..

Commission expires: April 16, 2005

Notary Public

AMY MEANS
Comm. # 1301049
NOTARY PUBLIC - CALIFORNIA
Santa Clara County
My Comm. Expires April 16, 2005