THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 09/10/02 09:30 2pgs
Fees:12.00 Taxes:0.00
20020910-0109440

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jackie J.D. Ferguson 509 Keaton Avenue Old Hickory, TN 37138	Same as New Owner	Map 43-4 Parcel 56

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between CORA FERGUSON, an unmarried woman, hereinafter referred to as the "GRANTOR", and JACKIE J.D. FERGUSON, a single man, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CORA FERGUSON, the GRANTOR, has this day bargained, sold and quitclaimed unto JACKIE J.D. FERGUSON, the GRANTEES, his heirs or assigns, all of the GRANTOR's right, title and interest in certain real property in Davidson County, Tennessee, including the life estate retained by her in the Deed of record in Book 8123, page 219, Register's Office for Davidson County, Tennessee, said real property being more specifically and particularly described as follows, to-wit:

> BEGINNING at a concrete monument situated in the north margin of Keaton Avenue. Said monument being located 109.63 feet east of the center line of Hiller Drive; thence easterly along the north margin of Keaton Avenue, North 46 deg. and 25" West for a distance of 100 feet to an iron pin; thence extending back in a northerly direction between two parallel lines for a distance of 436 feet to a dead line in the rear measuring 100 feet thereon. All described in a boundary survey made by Richard B. Omohundro, Engineer, dated August 4, 1966, containing one acre, more or less.
>
> BEING the same property to Jackie J.D. Ferguson, a single man, by deed from Cora Ferguson, a single woman, of record in Book 8123, page 219, Register's Office for Davidson County, Tennessee, in which Deed Cora Ferguson reserved for herself a life estate in the said property, subject to certain terms, provisions and conditions.
>
> The mailing address for the said property is 509 Keaton Avenue, Old Hickory, TN 37138.
>
> The property description, as contained herein, is the same as that contained in the previous deed of record.

By their signatures hereto, the parties direct that the real property hereinabove described be vested in Jackie J.D. Ferguson, a single man, in fee simple.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

Cora Ferguson
CORA FERGUSON

"GRANTEE"

Jackie J.D. Ferguson
JACKIE J.D. FERGUSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORA FERGUSON and JACKIE J.D. FERGUSON, 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 this the 4th day of September, 2002.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Jackie J.D. Ferguson
AFFIANT

Sworn to and subscribed before me this the 4th day of September, 2002.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005