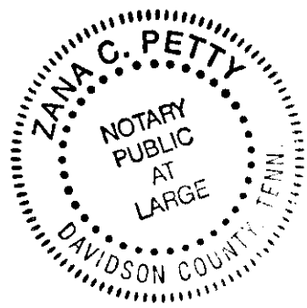
Bo/36

(1)
18735

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/17/02 15:45 2pgs
Fees:13.00 Taxes:1202.50

20020917-0113519

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Ferguson (NAME)	Midland Mortgage Corporation (NAME)	MAP #171-3-0-A
5157 Fredericksburg Way East (ADDRESS)	1500 Richland Street (ADDRESS)	PARCEL #111 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Columbia, SC 29201 (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, Jack Huddleston Sells and wife, Michele Sells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Ferguson and wife, Jennifer K. Ferguson

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 Lot No. 285, on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 961, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jack Huddleston Sells by deed from Radnor Homes, Inc., of record in Book 10009, Page 107, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; and Book 8920, Page 45, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 509 and Book 7900, Page 961; and (3) Easements of record in Book 7993, Page 269 and Book 7851, Page 712, said Register's Office.

The said Michele Sells joins in this conveyance to convey any and all marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 5157 Fredericksburg Way East, Brentwood, TN 37027
(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 s this 12th day of September, 20 02

Jack Huddleston Sells

Michele Sells

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 Jack Huddleston Sells and wife, Michele Sells

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 Nashville, Tennessee, this 12th day of September, 20 02.

Commission expires March 29, 2003

ZANA PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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(or proved to me on the basis of satisfactory evidence) 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