Return To:
First title & Escrow
File Box 9B
#22974

RECORD AND RETURN TO
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43139**

Davidson County DEEDWARR
Recvd: 06/17/04 13:14 2pgs
Fees:13.00 Taxes:747.40

20040617-0071862

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11th DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

GERALD C. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
BOYD H. RUFF, JR. **1125 Harpeth Mill Court** **Nashville, Tennessee 37221**	America's Wholesale Lender 750 Old Hickory Boulevard Suite 180 Brentwood, TN 37027	**142-13-B-182** **GSD 6581**

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, JOHN E. FERGUSON and MERIDETH J. FERGUSON, Husband and Wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOYD H. RUFF, JR.**

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 68, on the Plan of First Revision, RIVERSIDE SUBDIVISION, Phase 5-A, of record in Instrument No. 20021107-137078, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Ferguson and Merideth J. Ferguson, Husband and Wife, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument Number 20030724-0103959, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) **1125 Harpeth Mill Court, Nashville, Tennessee 37221**

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 11th day of June, 2004.

JOHN E. FERGUSON

MERIDETH J. 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 JOHN E. FERGUSON and MERIDETH J. FERGUSON, Husband and Wife, 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 the 11th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAYFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.