This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040449

Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Davidson County DEEDWARR :
Recvd: 10/04/04 13:56 2pgs
Fees:13.00 Taxes:342.25

20041004-0119251

Send Tax Bills To:

NEW OWNER

New Owner is:
Richard L. Ferguson
3415 West End Avenue, Unit 806
Nashville, TN 37203

MAP: 104-06-O-A
PARCEL: 82.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard M. True** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard L. Ferguson , a married man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit #806, Continental Condominium of record in Book 5200, Page 399, amended in Book 6135, Page 788, and Book 6435, Page 549, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard M. True by General Warranty Deed from Bobby Howard Jones and Ray allen Sesler, Co-Administrators of the Estate of Larry Glen Sesler dated October 22, 1999, recorded Octboer 28, 1999, in Book 11720, page 865, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of September, 2004.

GRANTOR:

Richard M. True

Richard M. True

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard M. True** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of September, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

SWORN TO and subscribed before me this 24th day of September, 2004.

NOTARY PUBLIC

My commission expires:

_____

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006