WARRANTY DEED

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 11/22/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/25/05 11:06 2 pgs
Fees:13.00 Taxes:758.13

20050225-0020954

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	Fifth third Mortgage Company	MAP-PARCEL NUMBERS
Richard E. Ferguson		76-9A-21
(NAME) 312 Compass Point	336 W. Main Street	
(ADDRESS) Hermitage, Tennessee 37076	Franklin, TN 37064	
(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, Tony Alebesun, and wife, Sarah Alebesun, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Ferguson, unmarried, and Claudia L. Tucker, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Chandler Grove of record in Book 7900, Page 7961, Amended in Book 7900, Page 802, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony Alebesun, married, by deed of record in Instrument No. 20021223-0158176, Register's Office for Davidson County, Tennessee.

Sarah Alebesun joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Tony Alebesun and Sarah Alebesun by Steve Laviola as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050225-0020953, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 312 Compass Point, Hermitage, TN 37076

(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.

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

Witness my hand this 14th day of February, 2005.

Tony Alebesun by Steve Laviola his attorney in fact

Sarah Alebesun by Steve Laviola her attorney in fact

STATE OF TENNESSEE

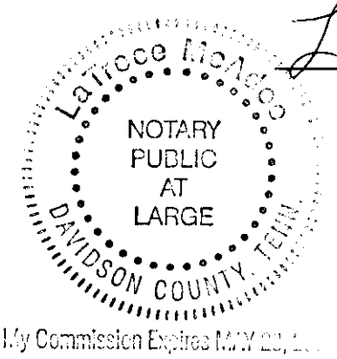
COUNTY OF DAVIDSON

On this the 15th day of February, 2005, before me personally appeared Steve Laviola, the person who executed the foregoing instrument on behalf of Tony Alebesun and Sarah Alebesun and who acknowledged that he executed the same as the free act and deed of the said Tony Alebesun and Sarah Alebesun, through Power of Attorney granted he by the said Tony Alebesun and Sarah Alebesun.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2005.

Commission expires: May 28. 2006

Notary Public



My Commission Expires MAY 28, 2...