This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0611179
After Recording please return to:
Elite Title
109 Westpark Drive, Suite 100
Brentwood, TN 37027
File No. 6060857

Davidson County DEEDWARR
Recvd: 11/16/06 10:21 2 pgs
Fees:13.00 Taxes:521.70
20061116-0142335

PEGGY S. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$141,000.00**

Affiant

Subscribed and sworn to before me, this **11/13/06**

Notary Public
My commission expires: 7-25-09

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christina Ferguson Betty Ferguson 2628 Oak Forest Drive, Antioch, TN 37013-1852	Same	149 03 0A 061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Woodrow Ledford, III and Barbara G. Ledford husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christina Ferguson and Betty Ferguson,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, State of Tennessee

BEING Lot No. 65 on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, Page 45, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

BEING the same property conveyed to Woodrow Ledford, III and wife, Barbara G. Ledford by deed from Butler Construction, LLC of record in Book 10552, Page 818, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **2628 Oak Forest Drive, Antioch, TN 37013-1852**

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Woodrow Ledford, III and Barbara G. Ledford, sign this Warranty Deed on this the 13th day of November 2006.

Woodrow Ledford, III

Barbara G. Ledford

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Woodrow Ledford, III** and **Barbara G. Ledford,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 13th day of November 2006.

TAMILYN DERRYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010