Davidson County DEEDWARR
Recvd: 01/17/07 13:34 4 pgs
Fees:23.00 Taxes:83.62
20070117-0006867

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul Ligon 4208 Nebraska Avenue Nashville, TN 37209	same	103 – 4 – 194

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret Fergerson ("Grantor") has bargained and sold, and by these presents transfers and conveys unto Paul Ligon ("Grantee"), his heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 62 on the Plan of West End Annex, a plan of which is of record in Book 332, page 61, Register's Office for said County, as follows:

Said Lot No. 62 fronts 100 feet on the north side of Eighth Avenue and extends back northwardly between parallel lines 158.3 feet, more or less to an alley 20 feet wide.

Being the same property conveyed to Allie Maie Fergerson by deed of record in Book 2084, page 123, Register's Office for Davidson County, the said Allie Maie Fergerson having since died and leaving as her only children and heirs at law, John W. Fergerson, Thomas Edward Fergerson and Lillie Mae Fergerson Cherry.

Being further conveyed to Thomas Edward Fergerson and Lillie Mae Fergerson Cherry, as tenants in common, by deed from John W. Fergerson and wife, Bennie Beatrice Fergerson, their one-half undivided interest, by deed in Book 4363, page 847, Register's Office for Davidson County. Thomas Edward Fergerson having since died intestate and his one-half undivided interest passing by operation of law to his heirs and next of kin, Alleen Fergerson, his widow, and five children, Marilyn Webb, Ed Fergerson, Margaret Fergerson, Nancy Ligon and Beverly Johnson.

Being the same property conveyed to Alleen Fergerson by deed from Marilyn Webb, Ed Fergerson, Nancy Ligon and Beverly Johnson of record in Book 11021, page 421 and from Lillie Mae Fergerson Cherry in Book 11021, page 419, Register's Office for Davidson County, Tennessee, an interest then remaining in Margaret Fergerson.

Being the same property the remaining interest having been conveyed to Paul Ligon by Alleen Fergerson in Instrument # 200004170038207, Register's Office for Davidson County.

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

The source of this description is the prior deed of record.

This is improved property known as 4208 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Wherever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 5 day of January 2007.

Margaret Fergerson

By: Beverley Johnson
Beverley Johnson, co-conservator

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Beverley Johnson, as co-conservator for Margaret Fergerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who is the co-conservator for Margaret Fergerson and is authorized to execute this instrument on behalf of Margaret Fergerson.

Witness my hand, at office, this 5th day of January, 2007.

NOTARY PUBLIC

My commission expires: 01-27-07

Witness my hand this 19 day of December 2006.

Margaret Fergerson

By: Marilyn Webb
Marilyn Webb, co-conservator

STATE OF FL.)
)
COUNTY OF LEON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Marilyn Webb, as co-conservator for Margaret Fergerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who is the co-conservator for Margaret Fergerson and is authorized to execute this instrument on behalf of Margaret Fergerson.

Witness my hand, at office, this 19th day of Dec, 2006.
7L DR W100 546-44-725-0 - Undisputed

Carol B. Oberlin
NOTARY PUBLIC

My commission expires:

CAROL B. OBERLIN
Notary Public - State of Florida
My Commission Expires Mar 26, 2010
Commission # DD 510411
Bonded By National Notary Assn.

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $22,600.00.

Paul Ligon
Affiant

Sworn to and subscribed before me this 16th day of January, 2004.

Judith L. Foppiano
Notary Public

My Commission Expires: 6-26-07

JUDITH L. FOPPIANO
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY