This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070079

Davidson County DEEDWARR
Recvd: 02/27/07 12:47 2 pgs
Fees:13.00 Taxes:321.90
20070227-0024183

Send Tax Bills To:
Robert J. Sparrow
709 Cromwell Court
Nolensville, TN. 37135

New Owner is:
Robert J Sparrow
4852 Turbay Dr
Nashville, TN 37211

MAP & Parcel: 147-08-0-106.00

:

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, **Gayle Ferguson Reed & James Robert Ferguson, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert J Sparrow** , 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 County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Cathy Heights , Section II, as of record in Book 2854, page 126, Register's Office for said County.

Said Lot No. 31 fronts 126 feet on the easterly side of Torbay Drive and extends back 426.73 feet on the northerly line and 424.68 feet on the southerly line, to a line in the rear on which it measures 62.23 feet.

Being the same property conveyed to Robert J. Ferguson and wife, Pearl Lee Ferguson and James Robert Ferguson, by Warranty Deed from Frank M. Cathey and wife, Frances D. Cathey,of record in Book 3249, page 535 , Register's Office for Davidson County, Tennessee, date June 20, 1961 and recorded June 27, 1961.

Robert J. Ferguson and wife Pearl Lee Ferguson now being deceased.

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.

Sellers Initials

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 26th day of February, 2007.

GRANTOR:

Gayle Ferguson Reed

Gayle Ferguson Reed

James Robert Ferguson

James Robert Ferguson

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gayle Ferguson Reed & James Robert Ferguson** , 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 26th day of February, 2007.

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

Peggy S. Hill

Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Affiant

SWORN TO and subscribed before me this 26th day of February, 2007.

Peggy S. Hill

NOTARY PUBLIC

My commission expires: 7-25-09

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009