Notary [illegible] present,
but could not be reproduced.

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $548,000.00 Affiant Subscribed and Sworn to me, this 18th day of January, 2008. Notary Public My commission expires: 3-21-09

Davidson County DEEDWARR
Recvd: 01/22/08 11:43 2 pgs
Fees:13.00 Taxes:2027.60
20080122-0006467

Bill Garrett
Davidson County Register of Deeds

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Nicholas B. Snow 2717 Wortham Avenue Nashville, TN 37215	SAME	MAP & PARCEL 11702011400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John B. Fergus and wife Claudette L. Fergus,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Nicholas B. Snow**, hereinafter called the Grantee(s), 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. 8 of Block 4 on the Map of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 8 fronts 105 feet on the westerly side of Midland Avenue, now Worth Avenue, and runs back between lines, 177 feet on the northerly line and 187 feet on the southerly line to a dead line on which it measures 76 feet.

Being the same property conveyed to John B. Fergus and wife, Claudette L. Fergus by deed from Hunter B. Whitesell and wife, Eugenia B. Whitesell of record in Instrument No. 20021217-0155030, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 974, Page 24, said Register's Office.

This is (X) improved ( ) unimproved property known as 2717 Wortham Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 18th day of January, 2008.

John B. Fergus

Claudette L. Fergus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John B. Fergus and Claudette L. Fergus** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds