WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/08 13:12 2 pgs
Fees:13.00 Taxes:492.10
20081030-0108364

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. FERGUSON	SUNTRUST MORTGAGE, INC.	MAP 133-08 PAR 17
(NAME)	(NAME)	
3381 Mimosa Drive	P.O. BOX 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	IRVINE, CA 92619	
(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, **WILLIAM R. APPLETON, and wife, ANITA APPLETON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. FERGUSON, a single man, and DIANE MARIE FERGUSON, a single woman, expressly as Joint Tenants with the Right of Survivorship and not as Tenants in Common** 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. 97 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

ALSO INCLUDED in this conveyance is that portion of property in An Ordinance Bill No. 094-939, dated 4/26/94, Metropolitan County Council, closing Marcus Drive between Lot Nos. 96 and 97 of Glencoe Acres, therefore abandoning the road, and granting the owners of Lot Nos. 96 and 97ownership of one half of the closed road abutting subject lots.

Being the same property conveyed to William R. Appleton and wife, Anita Appleton by deed dated 2/1/79 of record in Book 5392, page 585, Register's Office for Davidson County, Tennessee and by Ordinance Bill No. 094-939, dated 4/26/94, Metropolitan County Council.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 3381 MIMOSA DRIVE, NASHVILLE, TN 37211
(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.

Witness our hands this 28th day of October, 2008.

William R. Appleton
WILLIAM R. APPLETON

Anita Appleton
ANITA APPLETON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, WILLIAM R. APPLETON, and wife, ANITA APPLETON the within named bargainor(s); with whom I am personally acquainted or proved to be 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 this: 10/28/2008.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.