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OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

BILL GARRETT, Davidson County
Trans:T20090058284 DEEDWARR
Recvd: 08/25/09 15:06 2 pgs
Fees:13.00 Taxes:419.95
20090825-0080098

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2009

NOTARY PUBLIC

My Commission expires: 5/6/13

L. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN R. FERGUSON, JR. and JENNIFER L. FERGUSON	**First National Bank of Chester County**	Map:029-00-0-079 Parcel:
(NAME) 5905 Eatons Creek Road	(NAME) **3840 Hempland Road**	Map: Parcel:
(ADDRESS) Joelton, TN 37080	(ADDRESS) **Mountville, PA 37080**	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09070278

Warranty Deed

For and in Consideration Of the sum of $113,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WALTER FUSSELL and wife, BETTIE RUTH FUSSELL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN R. FERGUSON, JR. and wife, JENNIFER L. FERGUSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being known as Map-Parcel No. 029-00-0-079 , as follows:

Beginning at an iron pin in the westerly margin of Eatons Creek Road, said point being the northeast corner of the property conveyed to Martha Ann Crecelius, by deed of record in Book 5457, page 287, of the Register's Office of Davidson County, Tennessee;

THENCE, North 76 deg. 06' West, 187.92 feet to an iron pipe;

THENCE, North 1 deg. 30' East, 227.0 feet to an iron pin;

THENCE, South 84 deg. 11' 18" East, 218.12 feet to an iron pin;

THENCE, North 1 deg. 30' East, 94.0 feet to an iron pin;

THENCE, South 88 deg. 30' East, 291.21 feet to an iron pin in the westerly margin of Eatons Creek Road;

THENCE, with the westerly margin of Eatons Creek Road, southerly 408.41 feet to an iron pin;

THENCE, South 28 deg. 54' West, 35.2 feet to the point of beginning, containing 2.04 acres, more or less.

Being property conveyed to Wallace Fussell and wife, Bettie Ruth Fussell, by deeds of record in Book 3377, page 336, Book 4927, page 684, Book 6277, page 595, and Book 6395, page 272, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2009 which have been prorated and assumed by the Grantees.

2. 10 foot Ingress/Egress easement as set out in Quitclaim Deed of record in Book 6395, page 275, said Register's Office.a

This is improved property known as 5905 EATONS CREEK ROAD, JOELTON, Tennessee 370800000

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24th day of August, 2009

Walter R. Fussell
WALTER FUSSELL

Bettie Ruth Fussell
BETTIE RUTH FUSSELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WALTER FUSSELL and BETTIE RUTH FUSSELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 24th day of August, 2009.

Howard M. Shipworth
NOTARY PUBLIC

My Commission expires:

