BILL GARRETT, Davidson County
Trans:T20090086098 DEEDWARR
Recvd: 12/22/09 12:00 2 pgs
Fees:13.00 Taxes:388.50
20091222-0116416

THIS INSTRUMENT PREPARED BY:
Shelton Hatcher, Attorney (BPR #2657)
242 West Main Street No. 222
Hendersonville, Tennessee 37075

(Prepared from information furnished by Seller. No title search was performed.)

MAP/GROUP/PARCEL: 061-01-0 048.00

NEW OWNER'S NAME AND ADDRESS:
James D. Ferguson
929 New Due West
Nashville, Tennessee 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Gertrude Curtis, a widow, hereinafter called Grantor, does hereby transfer and convey unto, James D. Ferguson, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, and being Lot No. 75 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, and further described as follows:
> Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 74 and 75; thence with the line between said two lots southerly 500 feet to a point; thence Easterly 108.68 feet to the corner of Lots 75 and 76; thence with the line between said two lots and Northerly 500 feet to the Southerly margin of the said Due West Avenue, thence with the same westerly 100 feet to the beginning.
> BEING the same property conveyed to J. D. Curtis and wife, Gertrude Curtis, by deed of record in Book 2345, Page 257, Register's Office for Davidson County, Tennessee. J. D. Curtis is deceased and at the time of his death he was married to the said Gertrude Curtis.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Gertrude Curtis
Gertrude Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Gertrude Curtis, with whom I am personally acquainted, and acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville Tennessee on this the 20th day of January, 2009.

Cynthia Knight
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CYNTHIA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $105,000.00.

Ina D. Curtis
AFFIANT

Sworn to and subscribed before me, this the 20th day of January, 2009.

Cynthia Knight
NOTARY PUBLIC
MY COMMISSION EXPIRES:

