FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **1/05/2012** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120002647 DEEDWARR
Recvd: 01/11/12 14:01 2 pgs
Fees:13.00 Taxes:388.50
20120111-0003022

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, , Mt. Juliet, TN 37122
File #**11-0202**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny W. Dorsey	**U.S. Bank National Association**	**Tax Parcel 50-04-29**
(NAME) **1121 Due West Avenue, N**	(NAME) **P.O. Box 7298**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Springfield, OH 45501**	
(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, **James D. Ferguson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny W. Dorsey and wife, Alice M. Dorsey,** 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:

Being Lot No. 3 on the Revised Resubdivision of Lots 1-4, A. C. Webb's Demoville Tract, of record in Plat Book 5190, page 431, Register's Office for Davidson County, Tennessee, and being the easterly half of Lot 58 on the Map of Due West Valley Acres, not of record, described according to a survey made by H.R. Swann, Surveyor, dated April 20, 1947, and the westerly one-fourth of Lot 59 on the aforesaid map and survey, being further described as follows: Beginning at a point in the center of the northerly margin of Lot 58, South approximately 305 feet to a point, East approximately 75 feet to a point, North approximately 300 feet to a point, and West along the margin of Due West Avenue to the beginning.

Being the same property conveyed to James D. Ferguson, unmarried, by Warranty Deed recorded January 28, 2002 at Instrument Number 20020128-0011708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1121 Due West Avenue, N, Madison, TN 37115**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **January, 2012**.

James D. Ferguson

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James D. Ferguson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **January, 2012**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY