THIS INSTRUMENT WAS PREPARED BY:
John L. Whitfield, Jr., Esq.
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205-1427
(615) 356-8130
(615) 356-8138 (fax)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $-0-.
Sworn to and subscribed before me, this 19th day of January, 2012.

Eve Saal
NOTARY PUBLIC
My Commission Expires: 5-8-12

Affiant

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EVE SAAL

QUITCLAIM DEED

Address of New Owner(s)
John M. Ferguson, and wife,
Barbara Ferguson
987 Todd Preis Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map and Parcel Numbers
Map 93-9-119
Parcel 9W-08150

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged John M. Ferguson, by these presents does hereby quitclaim and convey unto John M. Ferguson, and wife, Barbara C. Ferguson, their successors and assigns, all right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 218 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", Page 136 and 137, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of 12th Avenue North, formerly McNairy Street and Grundy Street; thence with the easterly margin of said Avenue southwardly 108 feet, more or less, to the northerly margin of Porter Street; thence with the northerly margin of Porter Street eastwardly 50 feet; thence northwardly and parallel with the easterly margin of 12th Avenue North, 120 feet, more or less, to the southerly margin of Grundy Street; thence with the southerly margin of said Street westwardly 50 feet, more or less, to the beginning.

Being the same property conveyed to C.B. Ferguson by deed from Sam Garfinkle and wife, Eva Garfinkle, of record in Book 1284, Page 549, said Register's Office. The said C.B. Ferguson having since deceased and the property now vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law. C.B. Ferguson being one and he same person as Cheatham. B. Ferguson.

Being the same property conveyed to John M. Ferguson by Deed of exchange and partition from John M. Ferguson and Martha Cook of record in Book 5940, page 49 in the Register's Office for Davidson County, Tennessee.

12th Avenue North at Grundy Street, Nashville, Davidson County, Tennessee, southeast corner, two buildings.

IN WITNESS WHEREOF, we have hereunto set my hand on this the 19th day of January, 2012.

John M. Ferguson

BILL GARRETT, Davidson County
Trans: T20120005926 DEEDQC
Recvd: 01/25/12 12:03 1 pgs
Fees: 12.00 Taxes: 0.00
20120125-0006970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before, me, Eve Saal, a Notary Public in and for the State and County aforesaid, personally appeared John M. Ferguson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on this the 19th day of January, 2012.

Eve Saal
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EVE SAAL

My Commission Expires: 5-8-12