return to Greater Nashville Title
200 Madison St
Madison TN 37115

BILL GARRETT, Davidson County
Trans:T20120040677 DEEDWARR
Recvd: 06/04/12 09:53 2 pgs
Fees:13.00 Taxes:277.50
20120604-0048122

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Delores L. Ferguson
Affiant

Subscribed and sworn to before me, this 31st day of May, 2012.

Sandy Balent
Notary Public
My commission expires: 1-9-16

05-1204-65563

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Loden 624 Delaware Avenue Madison TN 37115	Same as New Owner	43-09-0-134 & 43-09-0-133.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Ferguson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Loden, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

PARCEL 1: Land in Davidson County, Tennessee, being Lot No. 15,16,17 of Block "F", on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ferguson by deed from Matalene E. Jackson, dated October 10, 2002, recorded October 18, 2002 in Instrument No. 20021018-0128061, Register's Office for Davidson County, Tennessee.

PARCEL 2: Land in Davidson County, Tennessee, being Lot No. 14 of Block "F", on the Plan of Woodlawn Estates, of record in Book 834, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ferguson by deed from Matalene E. Jackson, dated December 15, 2003, recorded February 26, 2004 in Instrument No. 20040226-0022067, Register's Office for Davidson County, Tennessee.

Delores Ferguson, spouse of James Ferguson, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 624 Delaware Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of May, 2012.

James Ferguson

Delores Ferguson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Ferguson and Delores Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of May, 2012.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014