BILL GARRETT, Davidson County
Trans:T20130030221 DEEDWARR
Recvd: 04/12/13 13:53 2 pgs
Fees:12.00 Taxes:0.00
20130412-0036588

This Instrument Prepared By:
Blevins & Blevins, Attorneys at Law
Jasper, Tennessee 37347
Property description provided by
the Grantee

WARRANTY DEED CREATING A TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, for love and affection, and other consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Floyd R. Ferguson,** bargain and sell, and by these presents do transfer and convey, unto my wife, **Emma Jean Ferguson,** her heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said tract of land, which is described as follows:

> Lot No. 48 on the Plan of Huntington Park, Section 1, as of record in Book 4175, Page 10, Register's Office of Davidson County, Tennessee. Further description is as follows: BEGINNING at a point in the northerly margin of Huntington Parkway at the common corner of Lot Nos. 48 and 49; thence with the margin of said Parkway, westerly 97 feet to a point in the beginning of a curve; thence around said curve, 39.3 feet to a point in the easterly margin of an unnamed street; thence with the margin of the same, northerly 80 feet to a point; thence leaving said Street, easterly 134.4 feet to the common rear corner of Lots Nos. 48 and 49; thence with the line between said lots, southerly 134.5 feet to the point of beginning.
>
> Being the same property conveyed to Floyd R. Ferguson and wife, Mary S. Ferguson (now deceased) by deed from Atlas Construction Company, of record in Book 4363, Page 292, Register's Office of Davidson County, Tennessee.
>
> Parcel ID: 161 06 0 071.00

This conveyance is made pursuant to T.C.A. 66-1-109 and for the express purpose of creating a tenancy by the entirety in and to the above described property in **Floyd R. Ferguson** and wife, **Emma Jean Ferguson**, so that the entire property, upon the death of either, will go to the other. By this instrument, it is the intention of **Floyd R. Ferguson** to create an estate by the entirety in and to the entire interest in the property previously held by him in fee simple.

This conveyance is subject to restrictions, easements and set back lines applicable to said property.

This is improved property known as 694 Huntington Parkway, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said interest herein conveyed, with the estate and title thereto, to **Emma Jean Ferguson** and the tenancy by the entirety created herein, and their respective heirs and assigns, forever; and I do covenant with **Emma Jean Ferguson** and the tenancy by the entirety created herein that I am lawfully seized and possessed of said interest in

said property, have a good right to convey it, and the same is unencumbered, except as set out herein and except for the tenancy and rights of **Emma Jean Ferguson** created herein; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said interest to **Emma Jean Ferguson** and to the tenancy created herein, and their respective heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my signature this the 9th day of April, 2013.

Floyd R Ferguson
Floyd R. Ferguson

STATE OF Alabama

COUNTY OF Jackson

On this the 9th day of April, 2013, before me personally appeared, **Floyd R. Ferguson,** to me known to be the person(s) described herein and who executed the foregoing instrument and who acknowledged that he executed the same as his own free act and deed.

DEBORAH KAY BRADFORD NOTARY PUBLIC STATE AT LARGE ALABAMA

Deborah Kay Bradford
NOTARY PUBLIC

My Commission Expires: 4-14-2013

Send Tax Statements To: owner
Floyd R. Ferguson
35400 U.S. Highway 72
Stevenson, Alabama 35772

This transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a) (3) (A).

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Blevins & Blevins, Attorneys At Law, and/or any employee thereof does not certify matters of title, description, survey, or compliance with planning, zoning or other laws or regulations by drafting this deed. The property description was taken from description provided by the Grantee. No Title Examination was provided by the firm. It is **YOUR responsibility to record this deed. If you do not record this deed it could adversely affect your right, title and interest.**