BILL GARRETT, Davidson County
Trans:T20130083246 DEEDWARR
Recvd: 09/26/13 11:21 2 pgs
Fees:13.00 Taxes:2107.15
20130926-0101091

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Joseph Jackson Andrews 4411 Iroquois Avenue Nashville, TN 37205	New Owner	13002016700

For good and valuable consideration received, **William P. Fergerson Jr., Executor of the Estate of Martha Frances Fergerson** by these presents does transfer and convey unto the Grantee, **Joseph Jackson Andrews,** UNMARRIED , all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Martha Frances Fergerson,** described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Subdivision of Lots Nos. 11 and 46 and parts of Lots Nos. 10, 44B, 45 and 47 in Belle Meade Plan No. 2, as of record in Plat Book 421, Page 55, Register's Office for said County, described as follows: Beginning at the southwest corner of Iroquois Place and Jackson Boulevard; thence with the southerly margin of said Place, westwardly 140 feet to the northeast corner of the property conveyed to Donald M. Street, and wife, by deed from New York Life Insurance Company, of record in Book 881, Page 210, said Register's Office; thence with Street's easterly line southwardly 175 feet to the northerly line of the property conveyed to Winifred F. Hagerty, by deed from Suburban Property Company, of record in Book 950, Page 316, said Register's Office; thence with Hagerty's northerly line eastwardly 140 feet, more or less, to the westerly margin of said Boulevard; thence with said Boulevard northwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to William Clarence Fergerson Jr. and Martha Frances Fergerson and to the survivor thereof, it being their express intention to create a survivorship estate by Deed from William Clarence Fergerson Jr., Martha Frances Fergerson and William Paul Fergerson, dated 04/17/1975 and filed for record on 05/05/1975 in Book 4909, Page 605, Register's Office for Davidson County, Tennessee. William Clarence Fergerson Jr. predeceased Martha Frances Fergerson. Martha Frances Fergerson died testate on 06/13/2013. William P. Fergerson Jr., Executor of the Estate of Martha Frances Ferguson was granted the authority to sell said property as evidenced by the Last Will and Testament of Martha Frances Fergerson filed in Docket No 13P1043, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to a) 2013 property taxes and subsequent years; b) instruments of record in Plat Book 421, Page 55, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Executor** of **the Estate of Martha Frances Fergerson** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of September, 2013.

The Estate of Martha Frances Fergerson

William P. Fergerson Jr., Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of September, 2013, before me personally appeared William P. Fergerson Jr., Executor of the Estate of Martha Frances Fergerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of September, 2013.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 569,500.00.

Affiant

Subscribed and sworn to before me this 13th day of September, 2013.

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY