BILL GARRETT, Davidson County
Trans:T20160111362 DEEDWARR
Recvd: 12/19/16 13:09 3 pgs
Fees:18.00 Taxes:240.50
20161219-0132957

Instrument Prepared By:
Richard M. Smith
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

WARRANTY DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
Lofton W. Mayes, Jr. and wife, Rose Marie Mayes 169 McCall Street Nashville, Tennessee 37211	Lofton W. Mayes, Jr. 169 McCall Street Nashville, Tennessee 37211	132 02 0 357.00

KNOW ALL MEN BY THESE PRESENTS: for and in consideration of the sum of Sixty-Five Thousand and 00/100 ($65,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY D. FERGUSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **LOFTON W. MAYES, JR.,** and wife, **ROSE MARIE MAYES**, hereinafter called the Grantees, their successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land situated in the 16th Council District of Davidson County, Tennessee, being a portion of the lands conveyed by Warranty Deed to Samuel Alton Ferguson & wife, Thelma G. Ferguson, and Mrs. Sadie F. Nasworthy, of record in Deed Book 3570, Page 391 in the Register's Office for Davidson County (R.O.D.C., TN), also being a part of Lot Number 31 on the Plan of Hinchey Petway's Plan of Lots, of record in Minute Book 1, Page 442, in the Chancery Court of Davidson County, and is more particularly described as follows:

Commencing at a 1" steel pin found along the southerly margin of McCall Street, said pin being the north easterly corner of a Reserve Parcel on the Plan of McCall Park, thence easterly 50.14 feet to a 1" steel pin, said corner being the north westerly corner of the herein described land and the point of beginning:

Thence continuing along said margin, South 82 degrees, 23 minutes, 10 seconds East, a distance of 100.20 feet to a 1" steel pin;

Thence leaving said margin and with the line of Ferguson, of record in Deed Book 2590, page 345, R.O.D.C., TN, South 06 degrees, 01 minutes, 19 seconds West, a distance of 223.35 feet to a capped iron rod set;

Thence continuing with Ferguson, North 83 degrees, 37 minutes, 56 seconds West, a distance of 24.90 feet to a concrete monument, said monument being the northeasterly corner of Lot 15 of Patterson Gardens, of record in Plat Book 2083, Page 114, R.O.D.C., TN and as conveyed to Haraway in Deed Book 7866, Page 215, R.O.D.C., TN;

Thence with the lot line, North 83 degrees, 24 minutes 29 seconds West, a distance of 75.22 feet to a capped iron rod set;

Thence leaving said lot line and with the line of Mayes, Jr., of record in Deed Book 8553, Page 958, R.O.D.C., TN, North 06 degrees, 00 minutes, 37 seconds East, a distance of 225.23 feet to the point of beginning, having an area of 22,464.7 square feet, 0.52 acres of land.

This description was prepare by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on December 7, 2016 and is based on the survey work conducted by Dale and Associates in November of 2016.

Being the same property conveyed to Larry D. Ferguson by Personal Representative's Deed on December 13, 2016 recorded as Instrument Number 20161213-0130720 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-referenced tract or parcel of real property, with the appurtenances, estate, title, and interest thereto belonging, to **LOFTON W. MAYES, JR.**, and wife, **ROSE MARIE MAYES**, their heirs and assigns, forever. The Grantor, **LARRY D. FERGUSON**, hereby covenants with **LOFTON W. MAYES, JR.**, and wife, **ROSE MARIE MAYES** that he is lawfully seized and possessed of the above-referenced tract or parcel of real property in Fee Simple; has a good right to convey it, and the same is unencumbered except for (1) 2016 county property taxes to be paid in full by Grantor at the time of the closing. With such exceptions, **LARRY D. FERGUSON** further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the above-referenced tract or parcel of real property to **LOFTON W. MAYES, JR.** and wife, **ROSE MARIE MAYES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 16 day of December, 2016.

Larry D. Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY D. FERGUSON**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges before me on this date that being informed of the contents of the foregoing document and being authorized to do so, he executed the same voluntarily for the purposes contained therein.

Sworn to and subscribed to before me on this the 16th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 5-8-17

JANETTA L. PITTMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES:
MAY 8, 2017

322771.1

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $65,000.00.

Lofton W. Mayes Jr.
Affiant, Lofton W. Mayes, Jr.

Sworn to and subscribed to before me on this the 16th day of December, 2016.

Janetta L. Pittman
Notary Public
My Commission Expires: 5-8-17

JANETTA L. PITTMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES: MAY 8, 2017

Rose Marie Mayes
Affiant, Rose Marie Mayes

Sworn to and subscribed to before me on this the 16th day of December, 2016.

Janetta L. Pittman
Notary Public
My Commission Expires:

JANETTA L. PITTMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES: MAY 8, 2017