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2000 00

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TWO THOUSAND AND NO/100 DOLLARS ($2,000.00),

cash in hand received,

We, W. L. Burns, Jr. and wife, Evelyn M. Burns,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles M. Fuqua and wife, Stella Marie Fuqua

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the east side of Saunders Avenue, and runs back between parallel lines 300 feet to the west right-of-way line of the L. & N. Railroad, as shown on said plan.

Being part of the property conveyed to W. L. Burns, Jr., and wife, Evelyn M. Burns, by deed from Paul C. Dysinger and wife, as of record in Book 1391, page 301, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of April, 1959.

W. L. Burns, Jr.

Evelyn M. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Frank S. King, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named W. L. Burns, Jr. and wife, Evelyn M. Burns,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of April, 1959.

Frank S. King, Jr.
Notary Public

My commission expires: 4-28-59

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES APR. 28, 1959

NASHVILLE BANK & TRUST CO. NASHVILLE TENNESSEE

WARRANTY DEED

From W. L. BURNS, JR., ET UX

To CHARLES M. FUQUA, ET UX

22509

Filed for Transmission Apr.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of APR A.D. 1959 at 9:02 o'clock A M.
Noted in Book 92 Page 296
Recorded in Book 1201 Page
Recording Fee
JAMES P. WILSON, Register
By

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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