BK 3465

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and No/100---------- *DOLLARS*
Cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, Douglas Womack Fuqua and wife Charlene M.Fuqua,

have bargained and sold, and by these presents do transfer and convey unto the said Charlene M.Fuqua,
Her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No 186 on the Plan of Woodberry Park, as of record in Book ~~RR~~ 2153, pages 117,118, 119.Register's Office for said County. Said lot fronts 96 feet on the east side of Lorna Drive and runs back 161 feet on the north line and 162.4 feet on the south line, to a dead line in the rear on which it measures 80.4 feet.

Being part of the property conveyed to E.R.Phillips and Charles Phillips, partners doing business as Phillips Construction Company, by deed from Andrew Ewing,Trustee as of record in Book 2340,page 490,said Register's Office.

Subject to easement and plan of record in Book 2397,page 194,Register's Office for said County.

Being also, the same property conveyed by warranty deed to Douglas Womack Fuqua and wife,Charlene M.Fuqua from E.R.Phillips & Charles Phillips,D/B as Phillips Construction Co, as of record in Book 2440, page 316 in 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 said Charlene M.Fuqua
Her *heirs and assigns, forever.*

And we *do covenant with the said* Charlene M.Fuqua
that ~~we are~~ *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except a first mortgage held by Murphree Mortgage Co,balance $9017.28, payable $70.50 per month which grantee assumes and agrees to pay.

And we, Douglas Womack Fuqua and wife Charlene M.Fuqua
do further covenant and bind our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charlene M.Fuqua
her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness ~~our~~ *hand* ~~s~~ *this* 12th ~~-~~ *day of* November, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas Womack Fuqua

Charlene M. Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Grace B Blanton, *a Notary Public in and for said County and State,* Douglas Womack Fuqua and wife Charlene M.Fuqua

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 12th *day of* November, *19* 62.

Commission expires 2/9/1965

Mrs. Grace B Blanton *Notary Public*

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