New Owners: James L. Fuqua and wife
Address: 3917 Baxter Ave,
Nashville, Tenn., 37216

BOOK 4132 PAGE 946

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 15D06145 and 15D06150
SEND TAX NOTICES TO: Fidelity Federal Savings and Loan Association
ADDRESS: 401 Union, Nashville, Tennessee Map. 61-15 Pcs 27-28 pt

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) -- DOLLARS, cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, HERMAN ELLIS AND WIFE, JESSIE SAWYERS ELLIS, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. FUQUA AND WIFE, RENA G. FUQUA, herein called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 and the southerly half of Lot No. 50 on the Map of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 150 feet on the westerly side of Baxter Street, and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Herman Ellis and wife, Jessie Sawyers Ellis, by deed from Pauline Alderson Templeton, of record in Book 3069, page 509, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3917 Baxter Avenue, Nashville, Tennessee.

(This instrument was prepared by James A. Lesemann, Attorney-at-Law, 320 Gallatin Road, Madison, Tennessee.)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever.

And we do covenant with the said grantees 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 as stated herein.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16 day of May, 19 67.

Herman Ellis
Herman Ellis

Jessie Sawyers Ellis
Jessie Sawyers Ellis

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman Ellis and wife, Jessie Sawyers Ellis,

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 Madison, Tennessee, this 16 day of May, 1967.

E. P. Skelton, Jr., Notary Public

Commission Expires January 27, 1970

STATE OF
County of

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

Do Not Publish

117430 (Rel'd. rec. on

WARRANTY DEED

FROM

HERMAN ELLIS ET UX

TO

JAMES L. FUQUA ET UX

72270

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 18 3 23 PM '67
NOTED: BOOK 116 PAGE 442
RECORDING FEE $ 2.00
DEP. REG. ____

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

Madison Title Co.

STATE TAX $ 18.00
PROBATE .50
TOTAL $ 18.50

MAY 18 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAY 18 1967