BOOK 4163 PAGE 188

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Leuty	Emigrant Savings Bank	Map. 75-10
(NAME:)	(NAME:)	
8411 Terry Lane	51 Chambers Street	Par. 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	New York, New York 10007	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3865, page 224, Register's Office for Davidson County, Tennessee.

We, Lester C. Fuqua and wife, Ruby Jean Fuqua, *have bargained and sold, and by these presents do transfer and convey unto the said* James H. Leuty and wife, Moya P. Leuty, 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. 214 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot No. 214 fronts 100.0 feet on the northwesterly margin of Terry Lane and extends back 197.8 feet on the southwesterly line and 205.8 feet on the northeasterly line to a dead line in the rear, which is a broken line, on which it measures 81.3 feet.

Being the same property conveyed to Lester C. Fuqua and wife, Ruby Jean Fuqua, by deed from Malvin Homes, Inc., of record in Book 3865, page 222, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Leuty and wife, Moya P. Leuty their *heirs and assigns, forever.*

And we *do covenant with the said* James H. Leuty and wife, Moya P. Leuty *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 noted above.

And we, Lester C. Fuqua and wife, Ruby Jean Fuqua *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James H. Leuty and wife, Moya P. Leuty, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lester C. Fuqua

Ruby Jean Fuqua

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas E Miller, a Notary Public in and for said County and State, Lester C. Fuqua and wife, Ruby Jean Fuqua

the within named 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 18th day of August, 19 67.

Chas E. Miller Notary Public

Commission expires Feb 28th 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

R.S. 3.30
Conv 20,250 RE

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3.30 THREE DOLLARS THIRTY CENTS

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 21 1967

STATE TAX $ 3038
PROBATE $ 50
TOTAL $ 3088

AUG 21 1967

WARRANTY DEED

FROM
LESTER C. FUQUA, ET UX

TO
JAMES H. LEUTY, ET UX

84748

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 21 8 46 AM '67
NOTE BOOK 117 PAGE 151
RECORDING FEE $ 3.00
DEP. REG. m

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PEDIGO & SAINDON