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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde Lewis Fuqua, et ux (NAME:)	Clyde Lewis Fuqua, et ux (NAME:)	15D-61065
2004 Upland Drive (STREET ADDRESS OR ROUTE NUMBER)	2004 Upland Drive (STREET ADDRESS)	Map. 73-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 170 Pd

For and in Consideration of the sum of Fourteen Thousand, Five Hundred and No/100 ----------($14,500.00)---------- *DOLLARS*

of which $2,071.83, has been paid in cash by Clyde Lewis Fuqua and wife, Gladys Louise Fuqua, the receipt of which is hereby acknowledged, and for the remainder the said Clyde Lewis Fuqua and wife, Gladys Louise Fuqua, have assumed and agree to pay the unpaid balance of $12,428.17, of an indebtedness in the original amount of $13,050.00, secured by deed of trust executed by Rufus C. Byrom and wife, Sarah Elizabeth Byrom, to J.J. Foley, Jr., Trustee, of record in book 3828, page 177, Register's Office for Davidson County, Tennessee.

We, Rufus C. Byrom and wife, Flora S. Byrom *have bargained and sold, and by these presents do transfer and convey unto the said* Clyde Lewis Fuqua and wife, Gladys Louise Fuqua, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 63 on the Plan of Henderson Gardens, Section 1, of record in book 2900, page 75, Register's Office for said County,
Said lot No. 63 fronts 75 feet on the southerly margin of Upland Drive and runs back between lines measuring 182.2 feet on the westerly side and 198.0 feet on the easterly side to a dead line in the rear on which it measures 95.0 feet.
Being the same real property conveyed to Rufus C. Byrom and wife, Sarah Elizabeth Byrom, by deed from Phillip N. Brownstein, Federal Housing Commissioner, of record in book 3828, page 174, said Register's Office, and the said Sarah Elizabeth Byrom having since died.

This conveyance is made subject to ten-foot easement for public utilities, anchor easement, 70-foot building setback line from Upland Drive and conditions of owners certificate as shown on plan of record in book 2900, page 75, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3031, page 604, said Register's Office.

This Instrument Was Prepared By
Clinton W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building, Nashville, Tennesse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of January 1968

Notary Public

My commission expires: My Commission Expires April 21, 1971

unimproved ( ) This is improved (X) property, known as 2004 Upland Drive (House Number) (Street) Nashville, Tennessee 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 Clyde Lewis Fuqua and wife, Gladys Louise Fuqua their *heirs and assigns, forever.*

And we *do covenant with the said* Clyde Lewis Fuqua and wife, Gladys Louise 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 for taxes for the year 1968, which have been prorated and assumed by grantees, and as above setout.

And we, Rufus C. Byrom and wife, Flora S. Byrom *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clyde Lewis Fuqua and wife, Gladys Louise Fuqua, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rufus C. Byrom

Flora S. Byrom

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Raymond H. Darrow, a Notary Public in and for said County and State, the within named Rufus C. Byrom and wife, Flora S. Byrom

the bargainors, 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 31st day of January, 1968.

Raymond H. Darrow, Notary Public.

Commission Expires My Commission Expires April 21, 1971

STATE OF
COUNTY OF

Personally appeared before me, 04398, a Notary Public in and for said County, and State, the within named

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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

FEB 1 9 57 AM '68
NOTE BOOK 116 PAGE 202
RECORDING FEE $ 4.50
DEP. REG.

Witness my hand and official seal at, this day of, 19, Notary Public.

Commission Expires

STATE TAX $ 32.70
PROBATE .50
TOTAL $ 38.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB 1 1968

FELIX Z. WILSON II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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.