BOOK 4244 PAGE 108 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,325.00

W. Kenneth Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 1968

Notary Public

MY COMMISSION EXPIRES: April 26, 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Kenneth Fuqua (NAME)	Murphree Mortgage Company (NAME)	Map 33-12
311 Marita Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 106
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leon Pennington and wife, Mary Jane Pennington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Kenneth Fuqua and wife, Patricia Fuqua

HEREINAFTER 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. 58 on the Plan of Gateway Subdivision, Section I, as of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot No. 58 fronts 67 feet on the northwesterly side of Marita Avenue, and extends back 134.2 feet on the southerly line and 164.4 feet on the northerly line, to a dead line in the rear, which is a broken line on which it measures 119 feet.

Being the same propertyconveyed to Leon Pennington and wife, Mary Jane Pennington, by deed from Jones Lumber Company, Incorporated, of record in Book 4202, page 272, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein above mentioned the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust to L. M. Nelson, Trustee, of record in Book 4202, page 274, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 311 Marita Avenue (House Number) (Street) Goodlettsville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17 day of June, 1968

Leon Pennington

Mary Jane Pennington

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John Warner White, a Notary Public in and for said County and State, the within named Leon Pennington and wife, Mary Jane Pennington

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 17 day of June, 19 68.

Commission expires April 26, 1972

John Warner White
Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM
Leon Pennington and wife,

Mary Jane Pennington

TO
W. Kenneth Fuqua and wife,

Patricia Fuqua

A 02029

IDENTIF. REFERENCE

JUN 18 1 51 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Deed to Grantee's Bank
10 21 Middleton Street
Nashville, Tenn.

JUN 18 68	CONV	16,323.00			
JUN 18 68	S TAX		A*	42.38	
JUN 18 68	PR FEE		A*	.50	
JUN 18 68	DEED		A*	3.00	* 45.88