BOOK 4428 PAGE 948

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James J. Fuqua, Jr.,	Murphree Mortgage Company	Map 61-7
1004 Calvert (NAME) Avenue	226 Third (NAME) Avenue, North	Par. 262
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- Dollars, cash in hand paid by the grantees; JAMES J. FUQUA, JR., and wife, FRANCES ANN W. FUQUA, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Roger G. Simpkins and wife, to Raymond L. Davis, Jr., Trustee, in the original amount of $13,500.00, of record in book 3735, page 207, Register's Office for Davidson County, Tennessee;

I, MARY M. FINNEY,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES J. FUQUA, JR., and wife, FRANCES ANN W. FUQUA, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 39 on the Plat of I. C. McMahan's Subdivision of Maplewood Lands, as of record in book 547, page 78, Register's Office for said County.

Said part of said lot fronts 60 feet on the south side of Calvert Avenue, and runs back between parallel lines, 296 feet to a dead line in the rear.

Being the same property conveyed to Mary M. Finney, by deed from Roger G. Simpkins and wife, Charline June Simpkins, of record in book 4371, page 245, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 26 day of June, 19 70.

Affiant

My commission expires: (Affix Seal)

Notary Public

This is Unimproved ( ) Improved (X) property, known as 1004 Calvert Avenue, Nashville, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES J. FUQUA, JR., and wife, FRANCES ANN W. FUQUA, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein stated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES J. FUQUA, JR., and wife, FRANCES ANN W. FUQUA, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 26th day of June, 19 70., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary M. Finney
MARY M. FINNEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Mary M. Finney .....

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

Witness my hand and official seal at Nashville, *Tennessee,*
this 24th *day of* June, *19*70.

Linnie W Richards *Notary Public*

Commission expires 11-20-1973

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 .....

JUL-2 70	CONV	16,500.00				
JUL-2 70	S'TAX		A*	42.90		
JUL-2 70	PR'FEE		A*	.50		
JUL-2 70	W'DEED		A*	3.00	*	46.40

WARRANTY DEED

FROM
MARY M. FINNEY

TO
JAMES J. FUQUA, JR. ET UX.

A 8 2 5 8 9

IDENTIF. REFERENCE

JUL 2 1 52 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

MAIL TO: INGLEWOOD REALTY CO., 3805 GALLATION ROAD, NASHVILLE, TENNESSEE 37216