Prepared by Stephen L. Edwards, Attorney at Law, Plaza Professional Bldg., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4515 PAGE 980

Draft

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. Fuqua et ux, (NAME)	Same (NAME)	Map 44-5
204 ENSLEY AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 144-145
OLD HICKORY, TENN. 37138 (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 valuable consideration and subject to a mortgage ratained in a certain Installment Deed from Alleen Meredith Oldham, and husband, Ralph M. Oldham, to John N. Maples and wife Barbara F. Maples of record in Book 4194, page 272, Register's Office for Davidson County, Tennessee, and evidenced by an Installment Deed Note executed by John N. Maples and wife Barbara F. Maples on October 15, 1967, in the principal amount of Fifteen Thousand and No/100 ($15,000) Dollars, bearing interest from September 15, 1967 at a rate of 6% per annum, with a balance of $13,599.61 as of the date of this instrument, said Installment Deed Note to be assumed by Lester C. Fuqua and wife Ruby Jean M. Fuqua, we, JOHN N. MAPLES and wife, BARBARA F. MAPLES,

have bargained and sold, and by these presents do transfer and convey unto the said LESTER C. FUQUA and wife, RUBY JEAN M. FUQUA *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 40 and 41 on the map of Rayon City, Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the southeasterly side of Davis Ave. and runs back between parallel lines 150 feet to the line of Lot No. 43.

Said Lot No. 41 fronts 50 feet on the southerly side of Ensley Ave. (formerly Davis Ave.) and runs back between parallel lines 150 feet to a dead line measuring 50 feet at the rear.

Being the same property inherited by Alleen Meredith Oldham from Ella M. Meredith, deceased, and conveyed to Alleen Meredith Oldham and husband, Ralph M. Oldham of record in Book 4194, page 272, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to John N. Maples and wife Barbara F. Maples, by deed from Lester C. Fuqua and wife Ruby Jean M. Fuqua of record in Deed Book 4280, page 30.

Title is conveyed subject to restrictive covenant as contained in deed of record in Book 1082, page 356.

STEPHEN L. EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 30th day of June 19 71

Lester C. Fuqua
Affiant

My commission expires: October 28, 1974
(Affix Seal)

Stephen L. Edwards
Notary Public

unimproved ( )
This is improved (X) property, known as 204 Ensley Avenue (House Number) (Street) Old Hickory, 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 Lester C. Fuqua and wife Ruby Jean M. Fuqua their *heirs and assigns, forever.*

And we *do covenant with the said* Lester C. Fuqua and wife Ruby Jean M. 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 as hereinabove indicated.

And we, John N. Maples and wife Barbara F. Maples, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lester C. Fuqua and wife, Ruby Jean M. Fuqua, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 30th *day of* June, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John N. Maples

Barbara F. Maples

Lester C. Fuqua

Ruby Jean M. Fuqua

BOOK 4515 PAGE 982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stephen L. Edwards, a Notary Public in and for said County and State, the within named John N. Maples, Barbara T. Fugua, Lester C. Fugua, Ruby Jean M. Fugua

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 30th day of June, 19 71.

Stephen L. Edwards, Notary Public.

Commission Expires October 29, 1971.

STATE OF
COUNTY OF

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged 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 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.....

JUN30[illegible]	CONV	15,000.00			
JUN30[illegible]	S'TAX		A*	39.00	
JUN30[illegible]	PO'FEE		A*	.50	
JUN30[illegible]	MTGEEB		A*	6.00	* 45.50

B 2 1 0 9 6

WARRANTY DEED

FROM

John N. Maples and wife,

Barbara F. Maples

TO

Lester C. Fuqua and wife,

Ruby Jean M. Fuqua

IDENTIF. REFERENCE

Jun 30 11 39 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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