Prepared By Lincoln & Hawkins, Attys.
P. O. Box #322
Hendersonville, Tenn. 37075

BOOK 4904 PAGE 784

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 104-8-306
SEND TAX NOTICES TO: Mr. James L. Fuqua, Jr.
ADDRESS: Stahlman Building
Nashville, Tennessee

For and in Consideration of the sum of ($10.00) ----------

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by EUGENE COLLINS and JAMES L. FUQUA, Jr. hereinafter called the Grantees, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by Grantees of the unpaid principal balance of a first mortgage loan secured by a deed of trust of record in Trust Deed Book 4678, Page 423, Register's Office for Davidson County, Tennessee; and said Grantees expressly assume and agree to pay the installment due 1st of Each Mo, 1975; and all subsequent installments payable at 7% interest per annum in 180 monthly installments of ONE HUNDRED ELEVEN AND 11/100 DOLLARS each, including principal and interest, with final installment, if not sooner paid, maturing on March 1, 1988.

APR 17 75	CONV	17,000.00			
APR 17 75	S'TAX		A*	44.20	
APR 17 75	PR'FEE		A*	.50	
APR 17 75	W'DEED		A*	6.00	* 50.70

We, DAVID E. LONG AND WIFE, SANDRA K. LONG, and EDWIN A. HOBACK,

have bargained and sold, and by these presents do transfer and convey unto the said EUGENE COLLINS and JAMES L. FUQUA, Jr.

her heirs and assigns/successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly fifty-six (56) feet of the westerly one-half of Lot No. 54 in O. B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office of Davidson County, Tennessee, described as follows:

Said Part of Lot No. 54 fronts 56 feet on the east side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 152.5 feet, more or less, to an alley.

Being the same property conveyed to David E. Long and wife, Sandra K. Long, and Edwin A. Hoback, by deed from Melvin Reese and wife, Lector Reese, of record in Book 4678, Page 421, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

James L. Fuqua Jr.
Affiant

SUBSCRIBED AND SWORN to before me this 15th day of April, 1975.

Carlos M. Lincoln
Notary Public

My Commission Expires:

5-3-77

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EUGENE COLLINS and JAMES L. FUQUA Jr. their ~~xxxxxxxxxxxxxxxxxx~~heirs and assigns, forever.

And we covenant with the said EUGENE COLLINS and JAMES L. FUQUA Jr. 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 herein set out.

And We, DAVID E. LONG AND WIFE, SANDRA K. LONG, and EDWIN A. HOBACK do further covenant and bind ourselves, our ~~xxxxxxxxxxxxxxxx~~/heirs and representatives, to warrant and forever defend the title to the said land to the said EUGENE COLLINS and JAMES L. FUQUA, Jr. their ~~xxxxxxxx~~heirs and assigns ~~against~~ the lawful claims of all persons whomsoever.

Witness our hands this 15th day of April, 19 75.

David E. Long
DAVID E. LONG

Sandra K. Long
SANDRA K. LONG

Edwin A. Hoback
EDWIN A. HOBACK

STATE OF TENNESSEE
Sumner County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID E. LONG, SANDRA K. LONG, and EDWIN A. HOBACK

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 Hendersonville, Tennessee, this 15th day of April, 19 75.

Curtis M. Lincoln, Notary Public

Commission Expires 5-2-77

STATE OF _____
County of _____

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

the bargainor___, with whom I am personally acquainted, and who acknowledges 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

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

6458 IDENTIFICATION REFERENCE SAMPLE OF SIGNATURE OF NOTARY PUBLIC AFFIXED HERE