BOOK 4985 PAGE 887

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,950.00

x Richard L Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 2-5-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 11th Floor Fidelity Federal Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Fuqua (NAME)	Commerce Union Bank (NAME)	Map 82-8
1006 W. Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Par 384
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	19W 19095

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, VERNON F. JONES and wife, EVA G. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. FUQUA and wife, KATHERINE FUQUA and WILLIE E. PEEPLES

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. 4 on the Plan of Eastwood Addition, Block F, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the southern margin of West Eastland Avenue and runs back between parallel lines 211 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to Vernon F. Jones and wife, Eva G. Jones by deed from David G. Thomas, Sr. and wife, Carol Ann Thomas of record in Book 4640, page 894, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1006 W. Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (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 5th day of January, 19 76

Vernon F. Jones
Vernon F. Jones

Eva G. Jones
Eva G. Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon F. Jones and wife, Eva G. Jones

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 5th day of January 19 76.

Commission expires 2-5-77

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
VERNON F. JONES, ET UX

TO
RICHARD L. FUQUA, ET UX

D 31080

IDENTIF. REFERENCE

JAN 7 9 40 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to Box 8
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-76	CONV	17,950.00			
JAN-76	S'TAX		B*	46.54	
JAN-76	R'FEE		B*	.50	
JAN-76	W'DEED		B*	4.00	* 51.04