BOOK 4989 PAGE 426

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JAN, 1976

Notary Public

MY COMMISSION EXPIRES: 11-17-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael F. Mondelli, 214 Third Avenue North, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O. Fuqua, et ux Betty Fuqua (NAME)	~~Same~~ GUARANTY MORTGAGE (NAME)	95-B
2408 Parkland Ln (STREET ADDRESS OR ROUTE NUMBER)	FIRST AMERICAN CENTER (STREET ADDRESS)	106 pt
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	NASH. TN. (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, JAMES W. POLK AND WIFE, ANNIE ELIZABETH POLK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN O. FUQUA, et ux BETTY 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. 2 Meadowview Acres, of record in Book 2133, page 50, Register's Office for said County.

Said Lot No. 2 fronts 83 feet on the southerly side of Emery Drive and runs back between lines measuring 235.6 feet on the westerly line and 221.2 feet on the easterly line to a dead line measuring 84.2 feet thereon.

Being the same property conveyed to James W. Polk and wife, Annie Elizabeth Polk, by deed from Edward F. Jones and wife, Wanda Jones, and Margaret Barringer Jones Fry, of record in Book _____, Page _____, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2619 (House Number) EMORY Dr (Street) NASHVILLE TN (P. O. Address) (City or Town) 37214 (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 hands this 19th day of January, 1976

JAMES W. POLK

ANNIE ELIZABETH POLK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Polk et ux, Annie Elizabeth Polk,

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 19th day of January, 1976.

Commission expires 11-17-79

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 (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

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WARRANTY DEED

FROM
JAMES W. POLK, ET UX, ANNIE ELIZABETH POLK

TO
JOHN O. FUQUA, ET UX, BETTY H. FUQUA

IDENTIF. REFERENCE

JAN 19 11 21 AM '76

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

JAN 19 76	CONV	24,000.00	B*	62.40	
JAN 19 76	S'TAX		B*	.50	
JAN 19 76	PR'FEE		B*	4.00	* 66.90
JAN 19 76	W'DEED				

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.