ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
	First Federal Savings & Loan	44-5-144
(NAME)	(NAME) Fourth & Union	44-5-145
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged;

we,

Lester C. Fuqua and wife, Ruby Jean M. Fuqua

have bargained and sold, and by these presents do transfer and convey unto the said Gene R. James and wife, Lou Nell D. James

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 Avenue 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 Avenue (formerly Davis Avenue) and runs back between parallel lines 150 feet to a dead line measuring 50 feet at the rear.

Being the same property conveyed to Lester C. Fuqua and wife, Ruby Jean M. Fuqua by deed from John N. Maples and wife, Barbara F. Maples of record in Book 4515, page 980, Register's Office for Davidson County, Tennessee.

SEP 23 76	CONV	30,000.00			
SEP 23 76	S'TAX		B*	78.00	
SEP 23 76	FR'FEE		B*	.50	
SEP 23 76	W'DEED		B*	4.00	* 82.50

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

This is improved (XX) unimproved ( ) property, known as 204 Ensley Avenue (House Number) (Street)
Old Hickory, Tennessee 37138
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23 day of September, 19 76.

Lester C. Fuqua
LESTER C. FUQUA

Ruby Jean M. Fuqua
RUBY JEAN M. FUQUA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lester C. Fuqua and wife, Ruby Jean M. Fuqua

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 23 day of September, 19 76.

My commission expires August 13, 1980 Notary Public Jerry Ray Moore

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gene R James

Sworn to and subscribed before me this 23 day of September, 19 76.

My commission expires August 13, 1980 Notary Public Jerry Ray Moore

This instrument was prepared by:

Name	Address
First Federal of Nashville	Union & Fourth Ave

WARRANTY DEED

FROM

LESTER C. FUQUA AND WIFE,

TO

RUBY JEAN M. FUQUA

GENE R. JAMES AND WIFE,

LOU NELL D. JAMES

D69484

INDEXED REFERENCE

SEP 23 3 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219