M-13
P-70

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1977.

Notary Public

MY COMMISSION EXPIRES: 8-25-77

(AFFIX SEAL)

BOOK 5130 PAGE 244

THIS INSTRUMENT WAS PREPARED BY
Sam E. Wallace, Jr., 500 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold E. Fuston (NAME)	Harold E. Fuston (NAME)	Part of Lot 7
2950 River Drive Court (STREET ADDRESS OR ROUTE NUMBER)	2950 River Drive Court (STREET ADDRESS)	Recorded Book U, page 396,
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37218 (CITY) (STATE) (ZIP)	13th Civil District of Davidson Co.

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, Beecher Y. Fuston and wife, Frances Fuston, Willie N. Fuston and wife, Elise Fuston, William S. Fuston and wife, Maggie Fuston and Mrs. Mrs. Jeptha Simpson
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold E. Fuston

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: all right to title which we now have or which we may ever acquire, said interest being gained through inheritance or otherwise in the following land:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot #7 division of Drake Lands recorded in Book U, page 396 and more specifically described as follows:

Beginning at an iron pin driven in the center of Drakes Branch Road and being 25' from an existing iron stake in a fence line and being on the boundary line contiguous to the property of William Gifford and thence running in an easterly direction 1,162.69' north 89 deg. 44' 20" to an iron pin put in a fence line and thence running south 1 deg. 7' 16" west for a distance of 393.03' to an iron pin placed in a fence and thence running 287.37' in a direction of south 13 deg. 34' 00" east to a point and thence in a westerly direction south 86 deg. 7' 43" east for a distance of 728.83' to a point and thence in a northerly direction north 13 deg. 34' 00" west for a distance of 168.97' to an iron pin and thence in a westerly direction south 72 deg. 28' 20" west for a distance of 272.17' to an iron pin placed in the center of Drakes Branch Road and thence in a northwesterly direction north 25 deg. 12' 00" west for a distance of 268.85' to another iron pin placed in Drakes Branch Road and thence in a northerly direction north 15 deg. 36' 00" west for a distance of 303.40' which point will be the original reference point in this boundry description. This land containing 15.39 acres more or less and said description being taken from a survey map prepared by Charles D. Wallace, R.L.S. 319, 160 McCall Street, Nashville, Tennessee 37211.

Said land being part of the property conveyed to Minnie E. Fuston and Lloys Alwyn Jones of record in Book 1082, page 620.

The iron pin in the center of Drakes Branch Road which is the original point of reference in the above legal description is at the extreme northwest corner of this tract of land.

unimproved ( ) This is improved (X) property, known as 5110 Drakes Branch Road, Nashville, Tenn. 37218
(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 27 day of March, 1977

William S. Fuston Maggie S. Fuston Beecher Y. Fuston Frances B. Fuston
Willie N. Fuston, Elise W. Fuston Pearl F. Simpson

STATE OF TENNESSEE
Davidson County

BOOK 5130 PAGE 245

Personally appeared before me, Theresa McElwee, a Notary Public in and for said County and State, the within named Beecher Y. Fuston and wife, Frances Fuston, Willie N. Fuston and wife, Elise Fuston, William S. Fuston and wife, Maggie Fuston and Mrs. Jeptha Simpson

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 office in Nashville, Tennessee, this 27th day of March, 19 77.

Commission expires 10-25-77

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
Beecher Y. Fuston, et ux,
Willie N. Fuston, et ux,
William S. Fuston, et ux and
Mrs. Jeptha Simpson

TO
Harold E. Fuston

D 96593

IDENTIF. REFERENCE

APR 1 11 40 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR-1 77	CONV	17,500.00			
APR-1 77	S'TAX		B*	45.50	
APR-1 77	T'NTEE		B*	.50	
APR-1 77	D'DEED		B*	4.00	* 50.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.