This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

BOOK 5167 PAGE 516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey N. Fuqua, et ux (NAME)	Security Federal Savings & Loan Assn. (NAME)	Map 52-4
Manzano Road (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Parcel 54
Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Jeffrey N. Fuqua and wife, Barbara Joyce Fuqua, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Jack Driver & Sons, Inc., a Tennessee corporation

has bargained and sold, and does hereby transfer and convey unto the said

Jeffrey N. Fuqua and wife, Barbara Joyce Fuqua, their

~~successors~~, *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Being Lot No. 51 on the Plan of Arrowhead Estates Revised, Section 1, of record in Book 4955, page 27, Register's Office for said County, described as follows:
Said Lot No. 51 fronts 61.35 feet on the southwesterly margin of Cheyenne Boulevard, 23.82 feet and 44.38 feet on the northwesterly margin of Manzano Road and 38.64 feet on a curve at the intersection of said boulevard and said road and extends back 107.37 feet on the southeasterly line and 100.13 feet on the southwesterly line to a point of intersection.
Being part of the same property conveyed to Jack Driver & Sons, Inc., a Tennessee corporation, by deed from Driver Investments, a partnership, of record in Book 5115, page 816, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, and an overhang easement across the northwesterly corner, 20-foot building set-back line from Cheyenne Boulevard, 10-foot building set-back line from Manzano Road, and conditions of owner's certificate, as shown on Plan of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 5154, page 59, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,450.00

Subscribed and sworn to before me, this the 1st day of July, 1977

Affiant

My commission expires: 2-10-80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Jeffrey N. Fuqua and wife, Barbara Joyce Fuqua, their

~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except for taxes for 1977 which are prorated and assumed by grantees.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Jeffrey N. Fuqua and wife, Barbara Joyce Fuqua, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* July, 1977, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK DRIVER & SONS, INC.

By Kenneth Driver Pres.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wanda Fults, *a Notary Public of the State and County aforesaid, personally appeared* Kenneth Driver, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Treasurer *of the* Jack Driver & Sons, Inc., *the within named bargainor, a corporation, and that* he *as such* Treasurer *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 1st *day of* July, 1977.

Wanda Fults *Notary Public*

Commission expires 2-10-80

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IDENTIF. REFERENCE

JUL 6 9 45 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL-6 77	CONV	28,450.00			
JUL-6 77	S'TAX		B*	73.84	
JUL-6 77	PR'FEE		B*	.50	
JUL-6 77	W'DEED		B*	4.00	* 78.34

WARRANTY DEED

FROM
Jack Driver & Sons, Inc.

TO
Jeffrey N. Fuqua, et ux

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656

NASHVILLE, TENNESSEE