BOOK 5343 PAGE 450

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,900.00 David M. Fugua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 19 78.

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: Nov 12, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William B. Gregory, Attorney (NAME) 1161 Murfreesboro Road, Nashville, Tn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Fugua et ux (NAME)	Federated Financial Mtg. Corp. (NAME)	51-7-6
1013 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Ste. 700 (STREET ADDRESS)	11D-16970
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30339 (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, Robert C. Schutt and wife, Zelma Elizabeth Schutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Fugua and wife, Lillian A. Fugua

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:

BEING Lot No. 16 on the Plan of Pleasant Acres, Section IV, as of record in Book 2133, page 121, Register's Office for said County, and described as follows:

BEGINNING at a point on the southwesterly margin of Saunders Drive, at the common corner of Lots 16 and 25, thence with the line between said lots, southwesterly 178.63 feet to a point; thence southeasterly 215 feet to a point on the northwesterly margin of an unnamed street, thence with the margin of said unnamed street, northeasterly, 180 feet to the beginning of a curve; thence along said curve, northwardly 33.05 feet to a point on the southwesterly margin of Saunddrs Drive; thence with the margin of the same, northwestwardly 205.26 feet to the beginning.

BEING the same property conveyed to Robert C. Schutt and wife, Zelma Elizabeth Schutt by deed from Earl Graves Pate, Sr. and wife, Frieda H. Pate of record in Book 2442, page 403, said Register's Office.

THIS conveyance is subject to any and all easements and restrictions of record in said Register's Office.

Robert C. Schutt and Robert Schutt are one and the same person.
Zelma Elizabeth Schutt and Zelma Schutt are one and the same person.

This is { unimproved } { improved } property, known as 1013 Saunders Avenue (House Number) (Street) Nashville, Tennessee (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 hands this 27th day of September, 19 78

Robert C. Schutt — Zelma Elizabeth Schutt

ROBERT C. SCHUTT — ZELMA ELIZABETH SCHUTT

521

BOOK 5343 PAGE 451

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Schutt and wife, Zelma Elizabeth Schutt

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 27th day of September 1978

Commission expires Nov 13/1978

William B. Gregory
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 Robert C. Schutt and wife,

Zelma Elizabeth Schutt

TO David M. Fuqua and wife,

Lillian Fuque

E 9 1 1 7 1

IDENTIF. REFERENCE

SEP 28 11 15 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 15

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 28 78	CONV	47,900.00			
SEP 28 78	S'TAX		B*	124.54	
SEP 28 78	PR'FEE		B*	.50	
SEP 28 78	W'DEED		B*	4.00	* 129.04