4-58-15-7

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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES FUQUA et ux | SECURITY FEDERAL SAVINGS & LOAN ASSN. | 142-14-032 |
| (NAME) | (NAME) | |
| 723 Harpeth Parkway West | 4235 Hillsboro Rd. | 9D-28626 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37215 | |
| (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 by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

ROBERT J. ROSELLI and wife, KATHLEEN ROSELLI,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES FUQUA and wife, FRANCES FUQUA

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

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, page 94, Register's Office for said County.

Said Lot No. 47 fronts 90.0 feet on the southerly margin of Harpeth Parkway West, and extends back between parallel lines 175.00 feet to a line on the rear on which it measures 90.00 feet.

Being all the same property conveyed to Robert J. Roselli and wife, Kathleen Roselli by deed from Roy T. Coulter and wife, Ellanne Coulter of record in Book 5020, page 553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3857, page 858; to the limitations shown on the Plan of recorr in Book 3600, page 94; both of record in the Register's Office for Davidson County, Tennessee; and to 1980 property taxes which are being prorated and which the Grantees assume in full.

~~XXXXXXXX~~ ( )
This is improved (XX) property, known as 723 Harpeth Parkway West, Nashville, Tennessee 37221
(House Number) (Street)

(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 4th day of September, 19 80.

Robert J. Roselli
ROBERT J. ROSELLI

Kathleen Roselli
KATHLEEN ROSELLI

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. ROSELLI and wife, KATHLEEN ROSELLI

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 Nashville, Tennessee, this 4th day of September, 1980.

My commission expires 15 Oct 1983 Notary Public G. Philip Anderson

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 $ 66,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert J. Roselli

Sworn to and subscribed before me this 4th day of September, 1980.

My commission expires 15 Oct 1983 Notary Public G. Philip Anderson

This instrument was prepared by:

G. PHILIP ANDERSON, Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

293 WARRANTY DEED 79.40 CHECK

FROM ROBERT J. ROSELLI and wife, KATHLEEN ROSELLI

TO JAMES FUQUA and wife, FRANCES FUQUA

G 0 6 2 1 9

IDENTIF. REFERENCE

SEP 5 9 44 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 66500.00- CO | |
| | | | 172.90 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 179.40- | |
| 0295A09/05/80 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 0 6 2 1 9

IDENTIF. REFERENCE

SEP 5 9 44 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

**No.** 778221