Buyer
Phillip E. Fuqua etal
1525 Haywood Lane

Prepared by:

Bobo, Gordon & Bobo
Attorneys at Law
Shelbyville, Tennessee 37160

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R. u. Box 40406
Nash - Tenn
147-12 - PT 5.11

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WARRANTY DEED AND PERPETUAL EASEMENT

For and in consideration of the Grantees herein conveying to the Grantor certain property by deed dated October 28, 1980, said property being of equal value and consideration to the property herein conveyed, CHRIST LUTHERAN CHURCH, has this day bargained and sold and does hereby sell, transfer and convey unto PHILLIP E. FUQUA and wife, JUANITA K. FUQUA, their heirs and assigns, a certain tract or parcel of real estate lying and being in the Fifth (5th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the property line common with Fuqua, said point being the northwest corner of the herein described tract; thence south 45 deg. 31 min. 00 sec. east 102.54 feet to an iron pin set; thence south 56 deg. 50 min. 56 sec. west 104.90 feet to an iron pin set in the property line common to Fuqua; thence with the Fuqua line north 6 deg. 28 min. 31 sec. east, 130.04 feet to the point of beginning, containing 0.12 acres, more or less.

Being a portion of the property conveyed to Christ Lutheran Church by deed of record in Book 3463, page 515, Register's Office of Davidson County, Tennessee.

THERE IS ALSO CONVEYED to the Grantees a perpetual easement for ingress and egreess, said easement more specifically described as follows:

Beginning at an iron pin set on the northwest margin of Haywood Lane, same being the southeast corner of the described easement; thence south 58 deg. 37 min. 28 sec. west, 30.94 feet to an iron pin, corner of Clark property; thence with Clark property north 45 deg. 31 min. 00 sec. west

CHECK
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $100.00

Subscribed and sworn to before me, this the 6 day of March 19 81

My commission expires [illegible] 1983

(Affix Seal)

X Affiant

Notary Public

158.23 feet to an iron pin set 30.71 feet past Clark corner; thence north 56 deg. 50 min. 56 sec. east 30.71 feet to an iron pin set; thence south 45 deg. 31 min. 00 sec. east 159.21 feet to the point of beginning.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said PHILLIP E. FUQUA and wife, JUANITA K. FUQUA, their heirs and assigns, forever.

CHRIST LUTHERAN CHURCH covenants that it is lawfully seized and possessed of said property; has a good and lawful right to sell and convey the same; and that it is free and unencumbered.

CHRIST LUTHERAN CHURCH further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said property unto the said PHILLIP E. FUQUA and wife, JUANITA K. FUQUA, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness, this 28 day of October, 1980.

CHRIST LUTHERAN CHURCH

BY James P. Casteel
James P. Casteel, Trustee

ATTEST:

Trustee

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STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before the undersigned Notary Public in and for said State and County, JAMES P. CASTEEL, Trustee of CHRIST LUTHERAN CHURCH, the bargainor, with whom I am personally acquainted, and who acknowledged that he was authorized to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 30 day of ~~October~~ December, 1980.

Notary Public

My commission expires: 9-10-83.

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Shelbyville, TN. 37160

RUSH

IDENTIF. REFERENCE

MAR 10 12 16 PM '81

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

G 3 2 5 2 5.

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
			100.00- CO	
			.26 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	9.76-
3895	A	03/10/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63252 5

IDENTIF. REFERENCE

MAR 10 12 16 PM '81

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810643