8689 02/23 119.50

H 3 2 3 0 1 WILSON

BOOK 6010 PAGE 150

FORM NO. WD-1

IDENTIF. REFERENCE

FEB 23 9 42 AM '83

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Michael L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 22 DAY OF February 19 83

Notary Public

MY COMMISSION EXPIRES: 4/17/1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY, Suite 205, 162 Fourth Avenue, North, Post
~~Office Box 2868, Nashville, Tennessee 37219~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O. Fuqua, et ux	Mortgage Associates, Inc.	Map 96-10
(NAME) 717 Braidwood Drive	(NAME) 1835 Savoy Drive, N.E., # 300	Parcel 238
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS) Atlanta, Ga. 30341	No.3DC-59154
(CITY) (STATE) (P. O. ZIP)	(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, Michael L. Brown and wife, Jacqueline M. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John O. Fuqua and wife, Betty H. Fuqua

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:

LAND in Davidson County, Tennessee, being Lot No. 320 on the Map of Clover Hill Subdivision, Section VII, of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 320 fronts 60 feet on the east side of Braidwood Drive and runs back 271.9 feet on the north line and 255.5 feet on the south line to a dead line in the rear, measuring 105 feet thereon.

BEING the same property conveyed to Michael L. Brown and wife, Jacqueline M. Brown by deed from Durell E. T. Overstreet and wife, Lois B. Overstreet of record in Book 5033, Page 981, Register's Office for Davidson County, Tennessee.

Grantees expressly assume the balance due to Mortgage Associates, Inc. in the amount of $23,334.27.

This is improved (X) unimproved ( ) property, known as 717 Braidwood Drive, Nashville, Tennessee 37214
(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 22nd day of February, 19 83

Michael L. Brown
Michael L. Brown

Jacqueline M. Brown
Jacqueline M. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lucrecia Dale, a Notary Public in and for said County and State, the within named Michael L. Brown and wife, Jacqueline M. Brown

the bargainor, 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 22nd day of February 19 83

Commission expires 4/17/1983

Lucrecia Dale
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
MICHAEL L. BROWN AND WIFE,
JACQUELINE M. BROWN

TO
JOHN O. FUQUA AND WIFE,
BETTY H. FUQUA

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6010 PAGE 152

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.50-
			B689A02/23/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H32301

IDENTIF. REFERENCE

FEB 23 9 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 930803