BOOK 6370 PAGE 795 FORM NO. WD-1

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IDENTIF. REFERENCE

AUG 30 1 42 PM '84

FELIX A. GIBSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$38,000.00 Greer C. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 1984

W.K. Dunn Greer C. Tidwell
Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. M. APPLE (NAME) | SAME (NAME) | 53-3-236 |
| 800 Clark St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 4D 44120 |
| Old Hickory TN 37138 (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, DOROTHY FUQUA DUNCAN, JAMES ROGER FUQUA and DEBORAH FUQUA HENDERSON, heirs of the Estate of Dorothy G. Fuqua, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. M. APPLE and GREER C. TIDWELL, Tenants in Common,

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. 213, Section "B", Village of Old Hickory, as shown on Plan recorded July 16th, 1948, Book 1424, Page 67, Register's Office for Davidson County, Tennessee; located on southwest corner of the intersection of Clarke and Fourteenth Streets, containing 0.14 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement 15 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to ROGER C. FUQUA and wife, DOROTHY G. FUQUA by deed of record in Book 2026, Page 464, Register's Office for Davidson County, Tennessee; The said Roger C. Fuqua having predeceased Dorothy G. Fuqua, who was one in the same person as Dorothy Gray Fuqua; and thence, by Will of Dorothy Gray Fuqua, deceased, of record in Will Book 148, Page 27, Probate Court for Davidson County, Tennessee, the within described property was devised to Dorothy Fuqua Duncan, James Roger Fuqua and Deborah Fuqua, who is one in the same person as Deborah Fuqua Henderson.

REFERENCE is hereby made to the Powers of Attorney of JAMES ROGER FUQUA and DEBORAH FUQUA HENDERSON, wherein J. C. DUNCAN is appointed as their respective Attorney-in-Fact and specifically impowered to make this conveyance in their behalf; said instruments being recorded simultaneously herewith.

This is unimproved ( ) improved (X) property, known as 1400 Clarke Street, Old Hickory, Tennessee 37138
(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 24th day of August, 1984

DOROTHY FUQUA DUNCAN: Dorothy Fuqua Duncan

JAMES ROGER FUQUA: James Roger Fuqua DEBORAH FUQUA HENDERSON: Deborah Fuqua Henderson

BY: J. C. Duncan, his Attorney-in-Fact BY: J. C. Duncan, her Attorney-in-Fact

by J. C. Duncan his Attorney in Fact by J. C. Duncan, her Attorney in Fact

A-101

STATE OF TENNESSEE
Davidson County

BOOK 6370 PAGE 766

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named DOROTHY FUQUA DUNCAN,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 24th day of August 19 84

Commission expires 2/11/87

W. K. Georgas, JR.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 DOROTHY FUQUA DUNCAN, JAMES ROGER FUQUA and DEBORAH FUQUA HENDERSON, heirs of the Estate of DOROTHY G. FUQUA, deceased,

TO J. M. APPLE and GREER C. TIDWELL

**REGISTER, PLEASE RETURN TO:**
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of August, 1984, before me personally appeared J. C. DUNCAN, to me known to be the person who executed the foregoing instrument in behalf of JAMES ROGER FUQUA and DEBORAH FUQUA HENDERSON and acknowledged that he executed the same as the free act and deed of the said JAMES ROGER FUQUA and DEBORAH FUQUA HENDERSON.

W. K. Georgas, Jr., Notary Public
State of Tennessee at Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2/11/87

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

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | 38000.00- CAMT. | |
| | | | 98.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 105.30- |
| | | | 6538A08/30/84 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 5 3 5

IDENTIF. REFERENCE

AUG 30 1 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0065178