file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Jane T. Fuqua
8207 Sawyer Brown Road
Nashville, TN. 37221

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
142-1-A-86 CO
9D-64614

**WARRANTY DEED** BOOK 7191 PAGE 303

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeanne R. Davis, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jane T. Fuqua hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-6 together with the carport designated as M-6-C on the plan of River Plantation Condominium Apartments, Section 1, of record in Book 4460, page 59, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jeanne R. Davis by deed from William David Flagg and wife, Susan Hill Flagg of record in Book 6968, page 317, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4562, page 474, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Federal Savings Bank of Tennessee, of record in Book 6968, page 322, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~an~~ unimproved property, known as 8207 Sawyer Brown Road, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of March, 19 87.

Jeanne R Davis
Jeanne R. Davis

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 31st day of March, 19 87, before me personally appeared Jeanne R. Davis, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7191 PAGE 304

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

Jane T. Fuqua
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1987.

My Commission Expires: Nov 4 1987

Notary Public

NOTARY PUBLIC AT LARGE

APR 3 10 48 AM '87

DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

1 1 0 1 1

WARRANTY DEED

from:
Jeanne R. Davis, unmarried

to:
Jane T. Fuqua

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN26440

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

RECEIVED OF _____

FOR _____

BOOK 7191 PAGE 305

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

05[illegible] - C- CAMT.
239.40 STAX
.50 [illegible]
6.00 [illegible]
CHK # 245.90-
0043A84/33/87 PAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 0 1 1 1.

IDENTIFI REFERENCE

APR 3 10 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64976