BOOK 7352 PAGE 982 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

x Kathleen M. Marquar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 19 87,

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBER
Kathleen M. Marquar, unmarried	Troy & Nichols, Inc.	149-9
209 Manatee Court (NAME)	P.O. Box 4025 (NAME)	#90
Antioch, TN 37013 (STREET ADDRESS OR ROUTE NUMBER)	Monroe, LA 71211 (STREET ADDRESS)	2DU63277
(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, John M. Fuqua and his wife, Cynthia Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen M. Marquar, unmarried

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. 23 on the Plan of Barclay Square, Section 1, of record in Book 4460, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 78.14 feet on the southwesterly margin of Manatee Court and extends back 131.11 feet on the southeasterly line and 130.18 feet on the northwesterly line to a line in the rear measuring 45.86 feet thereon.

Being the same property conveyed to John M. Fuqua, unmarried by deed from Dannie R. Russell and wife, Judy Russell, of record in Book 5329, Page 483, Register's Office for Davidsn County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

6538.0

IDENTIFICATION REFERENCE

SEP 16 8 05 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (x) property, known as 209 Manatee Court, (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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 this 14th day of September, 1987

John M. Fuqua

Cynthia Fuqua

John M. Fuqua

Cynthia Fuqua

STATE OF TENNESSEE
Davidson County

BOOK 7352 PAGE 983

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Fuqua and his wife, Cynthia Fuqua

or proved to me upon the basis of satisfactory evidence

the bargainor s, 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 14th day of September 19 87

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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
John M. Fuqua
Cynthia Fuqua

TO
Kathleen M. Marquar, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7352 PAGE 984

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

57000.00- CANT.
159.60 CSTAX
.50 PRFEE
6.00 MORFEE
CHECK 16:.10-
07/1A09/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65388

IDENTIFICATION REFERENCE

SEP 16 8 07 AM '87

DAVIDSON COUNTY, TN

No. 16436