THIS INSTRUMENT PREPARED BY:
Mail to: STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
BOWARD L. TAYLOR ET UX
5288 Simpkins Road
Whites Creek, TN 37189

MAP/PARCEL NUMBER:
MAP 39
PARCEL 100.00

SEND TAX BILLS TO:
METROPOLITAN FEDERAL
SAVINGS & LOAN
230 4th Ave N.
Nashville, Tn 37219

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,620.82 .

Boward Taylor
AFFIANT

Subscribed and sworn to me this the 27TH day of FEBRUARY, 1989.

Denise C. Ellis
Notary Public
My commission expires 5-21-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, which includes a certain indebtedness from K.D. Fuqua et ux, Barbara Fuqua to Metropolitan Federal Savings and Loan Association, of record in Book 7680, page 157, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, I, K.D. FUQUA, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BOWARD L. TAYLOR ET UX, EVELYN L. TAYLOR, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5288 SIMPKINS ROAD, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

Barbara K. Fuqua, wife of the Grantor herein, joins in this deed to convey any right, title and interest she may have in the property, marital or otherwise.

WITNESS our hands this 27TH day of FEBRUARY, 1989.

K.D. Fuqua

Barbara K. Fuqua

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K.D. Fuqua et ux, Barbara K. Fuqua, the within named bargainors, 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 Madison, Tennessee, on this the 27th day of February, 1989.

Denise C. Akers
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

A TRACT OF LAND in the 14th, formerly the 24th Civil District of said County, being part of lot No. 4 on the Plan of the estate of Vincent Carney, deceased, as of record in Minute Book "I", page 584, Chancery Court for said County, described according to a survey made by Lewis D. Justice, Surveyor, May 9, 1952, as follows: Beginning at a point in the center of Simpkins Road, at the northwest corner of the property conveyed to Frank Barnes; thence with the center of said Road, north 25 deg. 15' east 247 feet, north 7 deg. 30' east 90 feet and north 43 deg. 45' east 122 feet; thence south 81 deg. east 720 feet to an oak in the western boundary line of the property conveyed to Frank Barnes; thence with said Barnes' line, south 1 deg. 35' east 215 feet to a hickory in the northern boundary line of said Barnes' property; thence with said Barnes' line south 72 deg. 45' west 146 feet to a post and south 87 deg. 50' west, with a fence, 775 feet to the beginning, containing 6.25 acres, more or less.

BEING the same property conveyed to K.D. Fuqua, by Deed from Thomas W. Sawyers et ux, Vicki L. Sawyers, of record in Book 7488, page 965, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for ~~1989 and all future years~~.

2. Unrecorded easements for roads and utilities, if any.

3. Plan of the Estate of Vincent Carney, deceased, of record in Minute Book "I", page 584, Chancery Court for said Davidson County, Tennessee.

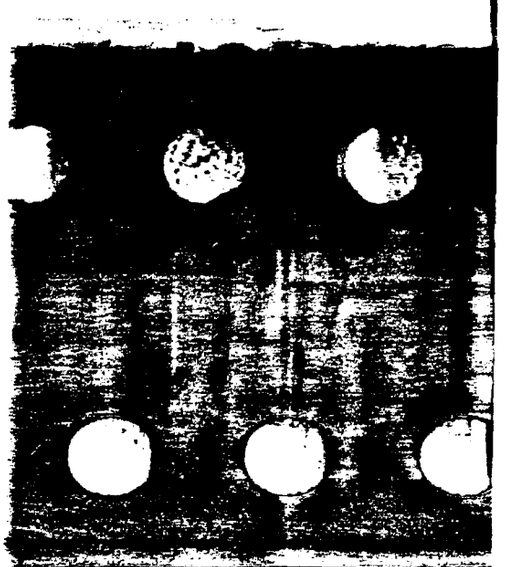
0815 02/28 0101 03CHECK 232.50

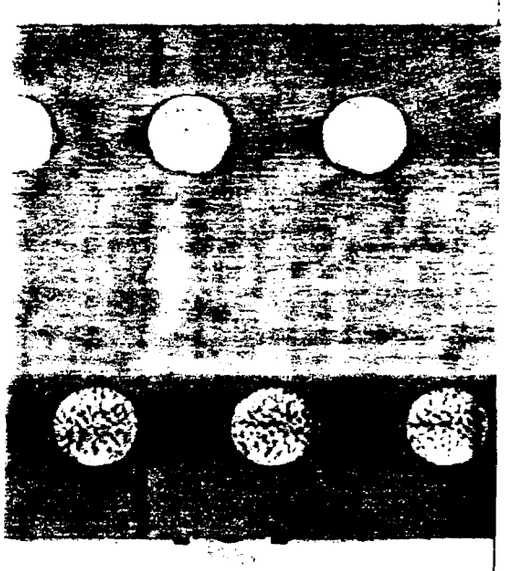
12029

IDENTIFICATION REFERENCE

Fee 28 8 46 AM '89

FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 80

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

CAMT 67620.82
CON TX 223.08
PRFEE 0.50
WDEED 9.00
TOTAL 232.58
CHECK 232.58

02/28/89 01 08:49 0001 0815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12029.

IDENTIFICATION REFERENCE

Fe 28 8 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 185237