BOK 23

File No: 8421-1

BOOK 7970 PAGE 385

Address New Owner:	Send Tax Bills To:	Map/Parcel
John O. Fuqua etux 2408 RIDGELAND DR. NASHVILLE, TN. 37214	Same	Map 61-6 Par 118

WARRANTY DEED

FOR AND IN CONSIDERATION 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, HUBERT E. KARR, JR. and wife, MARY G. KARR, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JOHN O. FUQUA, and wife, BETTY H. FUQUA, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Maplewood Heights Subdivision, as of record in Book 547, pages 77 & 78, Register's Office for Said County.

Said Lot No. 45 fronts 100 feet on the west side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Hubert E. Karr, Jr. and wife, Mary G. Karr by deed from M. W. Overby, and wife, Vira M. Overby of record in Book 4386, page 277, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 547, pages 77 & 78, Register's Office for Davidson County, Tennessee, any easements, and to all applicable local government planning, building and zoning regulations.

This is improved property known as 4213 Saunders Avenue, Nashville, Tennessee. This property and improvements are transferred in "as is" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOHN O. FUQUA and wife, BETTY H. FUQUA, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Hubert E. Karr, Jr. and Hubert Eldridge Karr, Jr. are one and the same person.

77458

IDENTIF. TREFERENCE

OCT 30 9 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WITNESS our hands on this 27 day of October, 1989.

Hubert E. Karr, Jr. a/k/a Hubert Eldridge Karr, Jr. by Mary G. Karr, attorney-in-fact

Mary G. Karr

HUBERT E. KARR, JR. a/k/a
HUBERT ELDRIDGE KARR, JR.
by Mary G. Karr, Attorney-in-Fact

MARY G. KARR 9830 10/30 0101 03CHECK 178.93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,100.00

AFFIANT

Sworn to and subscribed before me this 27 day of October, 1989.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Perssonally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary G. Karr, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of October, 1989.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

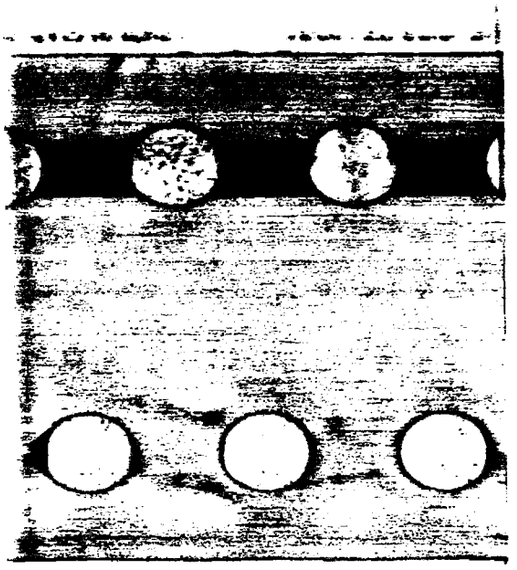
On this 27 day of October, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary G. Karr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to me known to be the person who executed the foregoing instrument on behalf of Hubert E. Karr, Jr., a/k/a Hubert Eldridge Karr, Jr. and acknowledged that she executed the same as the free act and deed of the said Hubert E. Karr, Jr. a/k/a Hubert Eldridge Karr, Jr.

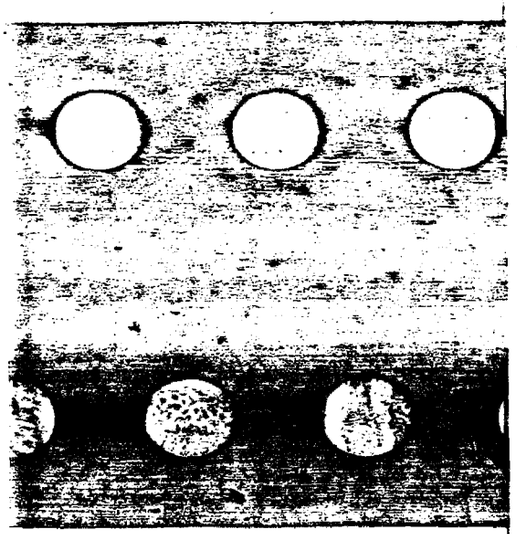
Witness my hand and official seal at Brentwood, Tennessee, this 27 day of October, 1989.

NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027





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

RECEIVED OF _____

FOR _____

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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 52100.00
CON TX 171.93
PRFEE 1.00
WDEED 6.00
TOTAL 178.93
CHECK 178.93

10/30/89 01 09:43 0001 9830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-7458

IDENTIF. REFERENCE

OCT 30 9 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261933