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File in Box #14

FORM NO. WD-1
#90-1-9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1990.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Atty., Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME AND ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MAIK P. LOWE (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 61-7
1004-B Calvert Street (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	Parcel 262
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB# 15DZ-3805

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, JAMES J. FUQUA, JR. and wife, FRANCES ANN W. FUQUA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAIK P. LOWE and wife, LISA T. LOWE and CHARLES D. TRUCKENBRODT and wife, SANDRA TRUCKENBRODT

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 the easterly 60 feet of Lot No. 39 on the Plat of I. C. McMahan's Subdivision of Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 60 feet on the south side of Calvert Avenue and extends back between parallel lines, 296 feet to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to James J. Fuqua, Jr., and wife, Frances Ann W. Fuqua, by Deed from Mary M. Finney, of record in Book 4428, Page 948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which, have been prorated and assumed by the Grantee(s) herein.

98534

IDENTIF. REFERENCE

JAN 24 3 23 PM '90

DAVIDSON COUNTY TN.

This is (unimproved / improved) property, known as 1004-B Calvert Street, Nashville, TN 37216
(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 their hand s this 22nd day of January, 19 90

JAMES J. FUQUA, JR.

FRANCES ANN W. FUQUA

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named JAMES J. FUQUA, JR. and wife, FRANCES ANN W. FUQUA

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 19 90.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

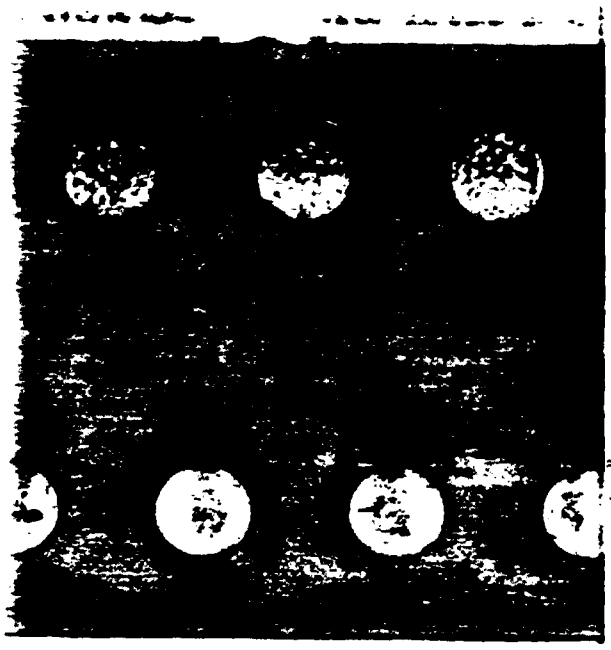
JAMES J. FUQUA, JR. and wife, FRANCES ANN W. FUQUA

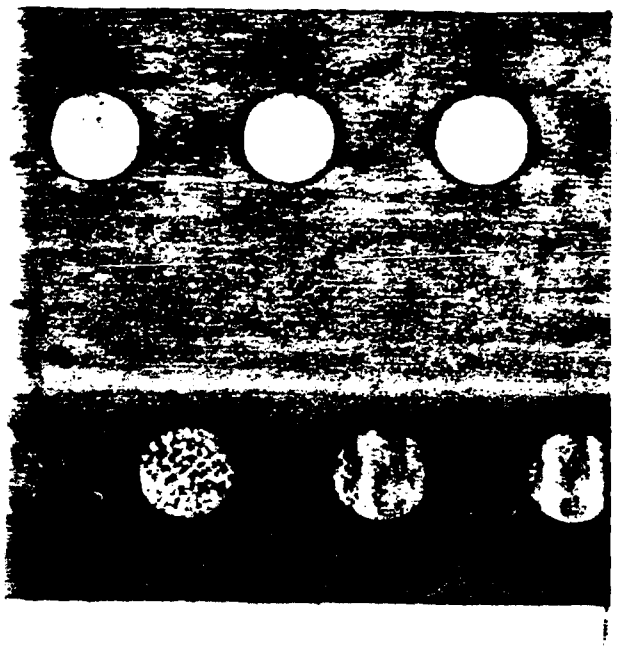
TO

MAIK P. LOWE and wife, LISA T. LOWE and CHARLES D. TRUCKENBRODT and wife, SANDRA TRUCKENBRODT

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

3681 01/24 0101 CKCHECK 221.50





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 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

CAMT 65000.00
CON TX 214.50
PRFEE 1.00
MDEED 6.00
TOTAL 221.50
CHECK 221.50
01/24/90 01 15:22 0001 5681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98534

IDENTIF. TREFERENCE

JAN 24 3 23 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 287760