THIS DOCUMENT PREPARED BY: BOBBY DAVIS, ATTORNEY
MADISON TITLE COMPANY
P. O. Box 1368
Madison, Tn 37116

BOOK 8408 PAGE 895

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John O. Fuqua, et ux,	SAME	Map 5,
Betty Fuqua (NAME)	(NAME)	
2408 Ridgeland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3.3
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------*Dollars.*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Louis L. Zumstein, et ux, June E. Zumstein

have this day bargained and sold, and do hereby transfer and convey unto the said John O. Fuqua, et ux, Betty H. Fuqua

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated August 30, 1979, and revised February 18, 1980, and known as Job No. 79181, as follows:

BEGINNING at an iron pin on the westerly margin of Greenbrier Road (25 feet from the center line), said point of beginning being the Southeast corner of this tract and being 326.88 feet northerly from the Northeast corner of the Bonnie R. Baker land, of record in Book 5288, page 958, Register's Office for said County; thence with the margin of said road, a curve to the left having a radius of 448.75 feet, a distance along the curve of 275.20 feet to an iron pin; thence leaving the margin of said road, South 82° 42' 39" W, passing the center of an ingress and egress easement at 239 feet, in all 531.28 feet, to an iron pin in the line of the H. J. Saxer land, of record in Book 4884, page 465, said Register's Office; thence with Saxer's line, South 09°, 13' 06" W, 568.64 feet to a point in the center of Forbes Road (private); thence with the center of said road, South 72° 26' 12" E, 100.00 feet to a point; thence leaving the center of said road, North 09° 13' 06" E, 172.74 feet to a point; thence, North 68° 19' 00" E, passing the center of the aforesaid ingress and egress easement at approximately 381.92 feet, in all 640.92 feet, to the point of beginning, containing 5.32 acres, more or less.

Being the same property conveyed to Louis L. Zumstein, et ux, June E. Zumstein, by Quit Claim Deed from Tom D. Zumstein, of record in Book 8401, page 363, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is* $ 20,000.00

Subscribed and sworn to before me this the 25th *day of* July 19 91

My commission expires: 1-25-95 (Affix Seal)

Affiant Louis L. Zumstein

Notary Public Linda G. Overstreet

unimproved (X) This is improved ( ) property, known as 8291 Greenbrier Road, Joelton, TN 37080
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Buyer assumes responsibility for present years taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 25th *day of* July, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis L. Zumstein

Louis L. Zumstein

June E. Zumstein

June E. Zumstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Louis L. Zumstein, et ux, June E. Zumstein

the within named bargainor s, *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 Madison, Tennessee; *this* 25th *day of* July, 19 91.

Linda F. Quenstreet
Notary Public

Commission expires 1-25-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

3.4.9.6.2

IDENTIFICATION REFERENCE

JUL 31 8 35 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

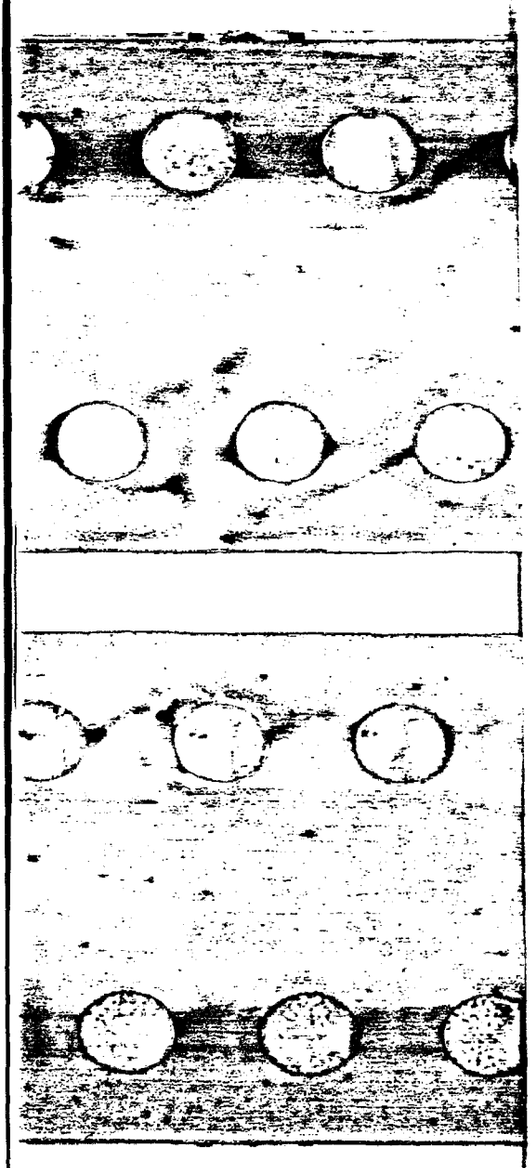
PICK-UP

6462 07/31 0101 03CHECK 81.00

WARRANTY DEED

FROM
LOUIS L. ZUMSTEIN, ET UX,
JUNE E. ZUMSTEIN
TO
JOHN O. FUQUA, ET UX,
BETTY H. FUQUA

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710



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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 6.00
TOTAL 81.00
CHECK 81.00

07/31/91 01 08:36 0001 6462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 9 6 2

IDENTIFICATION REFERENCE

JUL 31 8 35 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445411