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604
38

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 93

Notary Public

MY COMMISSION EXPIRES: May 25, 1995
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander S. Fuqua (NAME)	SAME (NAME)	MAP 117-5 #30
809 Lynnbrook Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Harold L. Huggins, unmarried, and Ellen Jewell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander S. Fuqua and wife, Helen K. Fuqua

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. 2 on the Unrecorded Map called Lynnbrook Subdivision, being a subdivision of parts of Lots Nos. 22 and 23 of Ensworth Plan of Lots, and described according to a copy of a survey made by Yokely & Waggoner, Engineers, as follows:

Beginning at a point in the westerly margin of Lynnbrook Road, the common corner of Lots Nos. 1 and 2; thence with the line between said lots, westerly 430 feet to a point; thence northerly 114 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said lots, easterly 430 feet to the westerly margin of Lynnbrook Road; thence with the margin of same, southerly 114 feet to the beginning.

Being the same property conveyed to Harold Huggins and wife, Juanita R. Huggins by deed from W. R. Harrison and wife, Marie C. Harrison, of record in Book 1879, page 72, Register's Office for Davidson County, Tennessee. The said parties having since died (Harold Huggins having predeceased Juanita R. Huggins). And being the same property conveyed to Harold L. Huggins and Ellen Jewell, the two children of Juanita R. Huggins, of record in Will Book 185, page 256, Probate Court for Davidson County, Tennessee.

And I, Dick Jewell, husband of the within Ellen Jewell, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

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

unimproved ( )
This is improved (X) property, known as 809 Lynnbrook Road, Nashville, TN 37215
(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 our hand s this 15th day of October 19 93

Harold L. Huggins

Harold L. Huggins

Dick Jewell

Ellen Jewell

Ellen Jewell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold L. Huggins, unmarried, and Ellen Jewell, and husband Dick Jewell

the barguinor 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 Nashville, Tennessee, this 15th day of October 19 93.

Commission expires May 25, 1996

Notary Public

LEWIS CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named barguinor, and corporation, and that as such and being authorized so to do, execute 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

IDENTIF. ↑ REFERENCE

75225

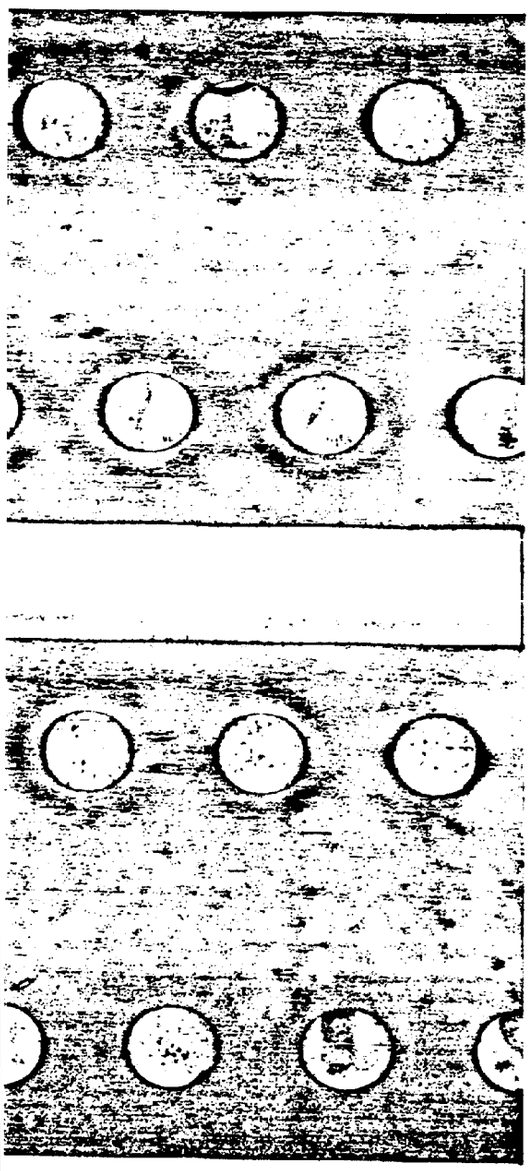
93 OCT 18 PM 12:43

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from Harold L. Huggins and Ellen Jewell, to Alexander S. Fuqua and wife, Helen K. Fuqua.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

3059 10/18 0101 03CHECK 869.25



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 232500.00
CON TX 860.25
PRFEE 1.00
WDEED 8.00
TOTAL 869.25
CHECK 869.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/18/93 01 12:44 0001 3059

75225
IDENTIF. ↑ REFERENCE

93 OCT 18 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 710913